



File: B023/19

Applicant: 1214420 Ontario Inc

Address: 100 Auto Vaughan Drive, Maple

Agent: Wes Surdyka Architect Inc.

Please note that comments received after the preparation of this Staff Report (up until 12:00 p.m. on the scheduled hearing date) will be provided as an addendum.

| Commenting Department                  | <input checked="" type="checkbox"/> Positive Comment<br><input checked="" type="checkbox"/> Negative Comment | Condition(s)<br><input checked="" type="checkbox"/> <input checked="" type="checkbox"/> |
|--|--|---|
| Committee of Adjustment                | <input checked="" type="checkbox"/>  | <input checked="" type="checkbox"/>   |
| Building Standards                     | <input checked="" type="checkbox"/>  |   |
| Development Planning                   | <input checked="" type="checkbox"/>  | <input checked="" type="checkbox"/>   |
| Urban Design                           | <input checked="" type="checkbox"/>  |   |
| Development Engineering                | <input checked="" type="checkbox"/>  | <input checked="" type="checkbox"/>   |
| Parks Department                       |  |   |
| By-law & Compliance                    |  |   |
| Financial Planning & Development       | <input checked="" type="checkbox"/>  | <input checked="" type="checkbox"/>   |
| Fire Department                        |  |   |
| TRCA                                   |  |   |
| Bell Canada                            | <input checked="" type="checkbox"/>  |   |
| Region of York                         | <input checked="" type="checkbox"/>  |   |
| Alectra (Formerly PowerStream)         | <input checked="" type="checkbox"/>  |   |
| Public Correspondence (see Schedule B) |  |   |

Adjournment History: None

Background History: None

Staff Report Prepared By: Adriana MacPherson  
Hearing Date: Thursday, May 16, 2019



**Consent Application**  
**B023/19**

Agenda Item: 14  
  
Ward: 1

**Prepared By: Adriana MacPherson Assistant Secretary Treasurer**

**Date of Hearing:** Thursday, May 16, 2019

**Applicant:** 1214420 Ontario Inc

**Agent:** Wes Surdyka Architect Inc.

**Property:** **100 Auto Vaughan Drive, Maple**

**Zoning:** The subject lands are zoned C1 and subject to the provisions of Exception 9(1031A) under By-law 1-88 as amended.

**OP Designation:** VOP 2010: “Mid-Rise Mixed-Use” with a maximum permitted height of 12 stories and floor space index (FSI) of 3.5 times the area of the lot, “Primary Intensification Corridor”

**Related Files:** Consent Applications: B021/19, B022/19 and Minor Variance Applications: A054/19, A055/19 and A056/19 and Site Plan Application DA19.004

**Purpose:** Consent is being requested for an easement over Part 4, as shown on the plan submitted with the application (SK-5), for vehicular access purposes in favour of the lands to the south, shown as Parts 5, 6, 7 & 17 on Plan 65R-30252 (dominant land).

The servient lands support the existing Nissan dealership.

The dominant lands are to support a proposed Lexus dealership.

**Background (Previous Applications approved by the Committee on the subject land: None**

For information on the previous approvals listed above please visit [www.vaughan.ca](http://www.vaughan.ca). To search for a file number, enter it using quotes around it. For example, “B001/17”.

To search property address, enter street number and street name using quotes. For example, “2141 Major Mackenzie”. Do not include street type (i.e. drive).

**Adjournment History:** None

**Staff & Agency Comments**

Please note that comments received after the preparation of this Staff Report (up until 12:00 p.m. on the scheduled hearing date) will be provided as an addendum.

**Committee of Adjustment:**  
Public notice was mailed on May 1, 2019

Applicant confirmed posting of signage on April 30, 2019

Existing Building or Structures on the subject land: Subject Land (Easement) – Access & Parking Spaces. Remainder of parcel supports existing car dealership (Nissan).

Recommended conditions of approval:

1. That the applicant’s solicitor provides the secretary-treasurer with a copy of the prepared draft transfer document to confirm the legal description and PIN of the subject lands. Subject land applies **only** to the severed parcel, leased land, easement etc. as conditionally approved by the Committee of Adjustment.
2. That the applicant provides two (2) full size copies of the deposited plan of reference of the entire land which conforms substantially with the application as submitted.
3. That Consent Application B021/19 & B022/19 receive final certification from the Secretary Treasurer and be registered on title. A copy of the registered transfer confirming registration of the Certificate of Official must be provided to the Secretary Treasurer to satisfy this condition.
4. That Minor Variance Application(s) A056/19 is approved at the same time as the Consent application and becomes final and binding.

5. Payment of the Certificate Fee as provided on the City of Vaughan's Committee of Adjustment Fee Schedule.

**Adjournment Request:**

Applicant advised that given the submission date the applications are currently under review, therefore staff are unable to confirm status of comments (from circulated departments/agencies) relating to these applications prior to the issuance of statutory public notice.

**Building Standards (Zoning Review):**

Stop Work Order(s) and Order(s) to Comply: None

A Building Permit has not been issued. The Ontario Building Code requires a building permit for structures that exceed 10m<sup>2</sup>

Building Department Staff have no additional comments in respect to this application.

**Development Planning:**

B021/19 – 110 Auto Vaughan Drive (Parts 10 to 16 on Plan 65R-30252)

The Owner has submitted Consent Application File B021/19 to sever and convey a 2,831.29 m<sup>2</sup> portion of the subject lands identified as Parts 10, 12, 13, 14 and 15 (the 'Severed Lands') on Plan 65R-30252, to be added to the lands to the east, being Parts 5, 6, 7 and 17 on Plan 65R-30252 (the 'Dominant Lands'), which are proposed to be developed with a new Lexus dealership. The Severed Lands contain a parking lot and portions of a ring road connecting various motor vehicle sales establishments in the vicinity. The retained lands, being Parts 11 and 16 on Plan 65R-30252 (the 'Retained Lands'), will measure 5,876 m<sup>2</sup> and continue to operate the existing Mazda dealership. An access easement will also be created over the Severed Lands in favour of the Retained Lands.

A054/19 – 110 Auto Vaughan Drive (Parts 11 and 16 on Plan 65R-30252 – Retained Lands)

*Proposed Variance(s):*

1. To permit a minimum of 44 parking spaces for the existing Motor Vehicle Sales Establishment.

*By-law Requirement(s):*

1. A minimum of 54 parking spaces are required for the existing Motor Vehicle Sales Establishment.

B022/19 – 88 Auto Vaughan Drive (Parts 2 to 7 on Plan 65R-27868)

The Owner has submitted Consent Application File B022/19 to facilitate an access easement identified as Part 1 on the submitted sketch (drawing No. SK-3) in favour of the Dominant Lands to the north.

A055/19 – 88 Auto Vaughan Drive (Parts 2 to 7 on Plan 65R-27868)

*Proposed Variance(s):*

1. To permit a minimum of 144 parking spaces for the existing Motor Vehicle Sales Establishment.

*By-law Requirement(s):*

1. A minimum of 161 parking spaces are required for the existing Motor Vehicle Sales Establishment.

B023/19 – 100 Auto Vaughan Drive (Parts 1 to 4 on Plan 65R-30252)

The Owner has submitted Consent Application File B023/19 to facilitate an access easement over Part 4 of Plan 65R-30252 in favour of the Dominant Lands to the south.

A056/19 – Parts 5, 6, 7 and 17 Plan 65R-30252 (Dominant Lands)

*Proposed Variance(s):*

1. To permit access from adjacent properties to the north and south.
2. To permit the surface of parking spaces to be permeable pavers.
3. To permit a minimum landscape strip width of 4.5m along a lot line which abuts a street line (Jane Street).

*By-law Requirement(s):*

1. Parking areas and parking spaces (including entrances and exits) are required to be provided and maintained on the lot in which the building is erected and for the sole use of that building.
2. The surface of all parking spaces shall be paved with hot-mix asphalt or concrete.
3. A minimum landscape strip width of 6.0m along a lot line which abuts a street line is required.

**Official Plan:**

VOP 2010: "Mid-Rise Mixed-Use" with a maximum permitted height of 12 stories and floor space index ('FSI') of 3.5 times the area of the lot. Also located within a "Primary Intensification Corridor".

**Comments:**

The Owner is requesting permission to facilitate a lot addition and a number of access easements in favour of the property legally described as Parts 5, 6, 7 and 17 on Plan 65R-30252 (the 'Dominant Lands'). The Owner of the Dominant Lands submitted Site Development Application DA.19.004 to permit the development of a 2-storey motor vehicle sales establishment ('Lexus dealership') with a total gross floor area ('GFA') of 4,896.11 m<sup>2</sup> and one level of underground parking, and Zoning By-law Amendment File Z.19.003 to lift the Holding Symbol "(H)". DA.19.004 and Z.19.003 were approved by the Committee of the Whole on May 7, 2019. The development also requires the variances listed above under Minor Variance Application A056/19. As a

condition of approval for DA.19.004, the Owner is required to successfully obtain approval of a Consent Application to secure the requested access easements and lot addition, and a Minor Variance Application to permit the required variances.

The Development Planning Department has no objection to the requested variances associated with DA.19.004. The proposed parking areas on the north and south side of the future Lexus dealership will be accessed through the abutting properties, which are providing access easements to the Lexus dealership through Consent Application Files B022/19 and B023/19. The use of permeable pavers for a portion of the parking area is to assist with water infiltration on site. The Urban Design Division of the Development Planning Department is generally satisfied with the proposed landscaping, subject to minor comments which are being addressed through DA.19.002. The final Landscape Plan shall be approved as a condition of DA.19.002.

The construction of the Lexus dealership will result in the loss of 10 required parking spaces for 110 Auto Vaughan Drive (A054/19 - Mazda) and 17 required parking spaces for 88 Auto Vaughan Drive (A055/19 – Toyota). Both parking reductions are greater than 10% of the required number of parking spaces for each site. As such, the Owner submitted a Parking Justification Study dated April 16, 2019, prepared by CGE Transportation Consulting, which concludes that the resulting parking supplies of 110 and 88 Auto Vaughan Drive are adequate to support the existing development on each respective site. In addition, the City of Vaughan is currently leasing an overflow parking lot immediately north of 100 and 110 Auto Vaughan Drive to the various dealerships, with a capacity of 250 parking spaces. The study has been reviewed by the Transportation Division of the Development Engineering Department, who concur with the conclusions of the study.

The Development Planning Department has no objection to the proposed access easement and variances as they facilitate the development approved through DA.19.002. The Development Planning Department is of the opinion that the access easement maintains the intent of VOP 2010, and the consent criteria stipulated in Section 51(24) of the *Planning Act, R.S.O. 1990, c. P.13*. The Development Planning Department is also of the opinion that the requested variances are minor in nature, maintain the general intent and purpose of the Official Plan and Zoning By-law and are desirable for the appropriate development of the land.

It is noted that the Owner will be required to submit amending Site Development Applications and Consent Applications at a later date for 100 and 110 Auto Vaughan Drive to reflect the minor site alterations that result from the proposed development through DA.19.004 and facilitate access easements in favour of 100 and 110 Auto Vaughan Drive.

The Development Planning Department recommends approval of the application, subject to the conditions below:

1. That Site Development Application DA.19.002 be approved by Council.
2. That Minor Variance Files A054/19, A055/19 and A056/19 be approved and their decisions become Final and Binding.

**Urban Design:**

There are no cultural heritage concerns for this application.

**Development Engineering & Infrastructure Planning (DEIP):**

The Development Engineering (DE) Department does not object to consent application B023/19 subject to the following condition(s):

1. The Owner/applicant shall obtain approval for the related Site Development Application (DA.19.004) from DE.
2. The Owner/applicant shall obtain approvals from the Committee of Adjustment (final & binding) for the related variance applications A054/19, A055/19 & A056/19.
3. 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. This condition will only be cleared when DE is in receipt of the final deposited reference plan.

**Parks Development:**

No Response.

**By-Law and Compliance, Licensing and Permit Services:**

No Response.

**Financial Planning and Development Finance:**

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

Recommended condition of approval:

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

**Fire Department:**  
No Response.

**Schedule A – Plans & Sketches**

**Schedule B – Public Correspondence**  
None

**Schedule C - Agency Comments**  
Alectra (Formerly PowerStream) – Comments  
Region of York – No concerns or objections  
Bell Canada - No concerns or objections

**Staff Recommendations:**  
Staff and outside agencies (i.e. TRCA) act as advisory bodies to the Committee of Adjustment. Comments received are provided in the form of recommendations to assist the Committee.

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

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

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

|   | Department/Agency   | Condition   |
|---|---|---|
| 1 | Committee of Adjustment<br>Christine Vigneault<br><br>905-832-8585 x 8332<br><a href="mailto:christine.vigneault@vaughan.ca">christine.vigneault@vaughan.ca</a> | 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 <b>only</b> to the severed parcel, leased land, easement etc. as conditionally approved by the Committee of Adjustment.<br>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.<br>3. That Consent Application B021/19 & B022/19 receive final certification from the Secretary Treasurer and be registered on title. A copy of the registered transfer confirming registration of the Certificate of Official must be provided to the Secretary Treasurer to satisfy this condition.<br>4. That Minor Variance Application(s) A056/19 is approved at the same time as the Consent application and becomes final and binding.<br>5. Payment of the Certificate Fee as provided on the City of Vaughan’s Committee of Adjustment Fee Schedule. |
| 2 | Development Engineering<br>Brad Steeves<br><br>905-832-8585 x 8977<br><a href="mailto:brad.steeves@vaughan.ca">brad.steeves@vaughan.ca</a>                      | 1. The Owner/applicant shall obtain approval for the related Site Development Application (DA.19.004) from DE.<br>2. The Owner/applicant shall obtain approvals from the Committee of Adjustment (final & binding) for the related variance applications A054/19, A055/19 & A056/19.  |

|   | Department/Agency   | Condition   |
|---|---|---|
|   |   | 3. 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. This condition will only be cleared when DE is in receipt of the final deposited reference plan. |
| 3 | Development Finance<br>Nelson Pereira<br><br>905-832-8585 x 8393<br><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).  |
| 4 | Development Planning<br>Christopher Cosentino<br><br>905-832-8585 x8215<br><a href="mailto:Christopher.cosentino@vaughan.ca">Christopher.cosentino@vaughan.ca</a> | 1. That Site Development Application DA.19.002 be approved by Council.<br>2. That Minor Variance Files A054/19, A055/19 and A056/19 be approved and their decisions become Final and Binding.   |

Warning:

Conditions must be fulfilled within one year 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.

Notice to the Applicant – Development Charges

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

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

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

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

## Notice to Public

**WRITTEN SUBMISSIONS:** Any person who supports or opposes this application, but is unable to attend the hearing, may make a written submission, together with reasons for support or opposition, which must be delivered no later than **12:00 p.m.** on the scheduled public hearing date.

Written submissions can be mailed and/or emailed to:

City of Vaughan  
Committee of Adjustment  
2141 Major Mackenzie Drive, Vaughan, ON L6A 1T1  
[CofA@vaughan.ca](mailto:CofA@vaughan.ca)

**ORAL SUBMISSIONS:** If you wish to attend the meeting you will be given an opportunity to make an oral submission. Presentations to the Committee are generally limited to 5 minutes in length. Please note that Committee of Adjustment meetings are audio recorded. Your name, address comments and any other personal information will form part of the public record pertaining to this application.

**PUBLIC RECORD:** Personal information 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.

**NOTICE OF DECISION:** If you wish to be notified of the decision in respect to this application or a related Local Planning Appeal Tribunal (LPAT) 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.

**For more information please contact the City of Vaughan, Committee of Adjustment**

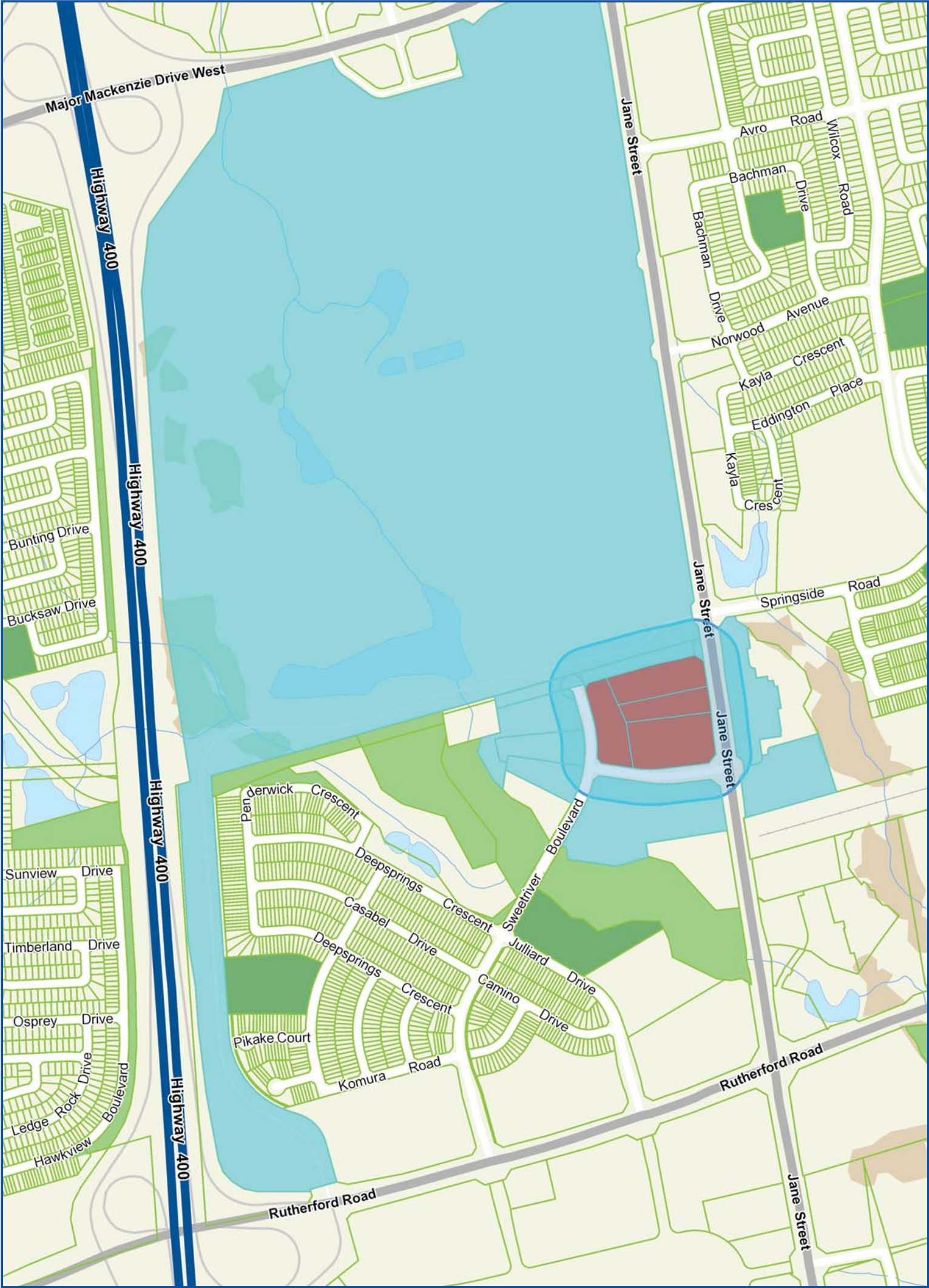
T 905 832 8585 Extension 8360  
E [CofA@vaughan.ca](mailto:CofA@vaughan.ca)

Schedule A: Plans & Sketches

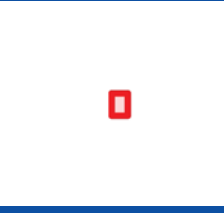
Please note that the correspondence listed in Schedule A is not comprehensive. Plans & sketches received after the preparation of this staff report will be provided as an addendum. Correspondence will only be accepted until 12:00 p.m. on the date of the scheduled hearing.

Notification Map  
Sketches

NOTIFICATION MAP - B021/19, B022/19, B023/19, A054/19, A055/19 and A056/19



Map Information:



Title:

110 Auto Vaughan Drive, 88 Auto Vaughan Drive,  
100 Auto Vaughan Drive.  
Jane Street- Parts 5, 6, 7 and 17 (65R-30252)

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: 1:9,028  
0 0.14 km



Created By:  
Infrastructure Delivery  
Department  
May 1, 2019 11:54 AM

Projection:  
NAD 83  
UTM Zone  
17N



PARKTREE DRIVE

CONDO BLOCK 29709  
YORK REGION STANDARD  
CONDOMINIUM PLAN 1178

CONDO BLOCK 29676  
YORK REGION STANDARD  
CONDOMINIUM PLAN 1145

UNDEFINED  
BOUNDARIES BETWEEN  
PROPERTIES

65R33784

03330

LOT 16 CONCESSION 4

65R30082

64R7070

64R8467

65R29499

3312

ROAD ALLOWANCE BETWEEN CONCESSIONS 4 AND 5

0001

64R4868

65R14841  
64R7464

LOT 17 CONCESSION 5

4051

65R30516

4030

NISSAN  
1214420 ONT LTD

4198

4199

4196

4053

4197

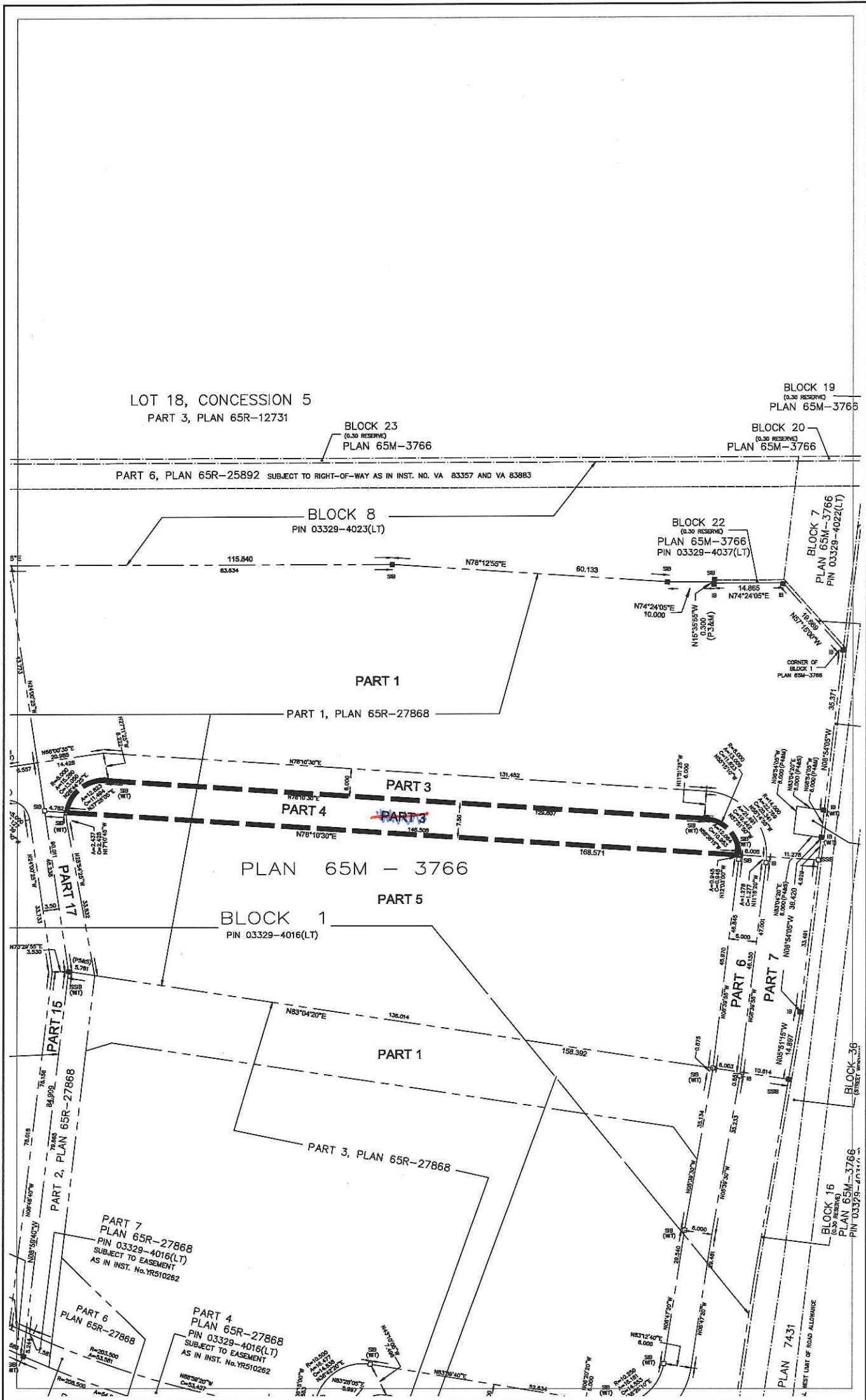
4193

65R28937

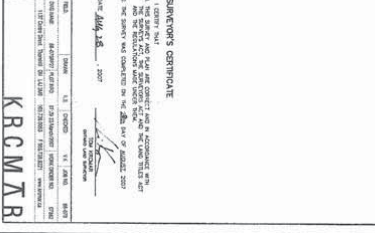
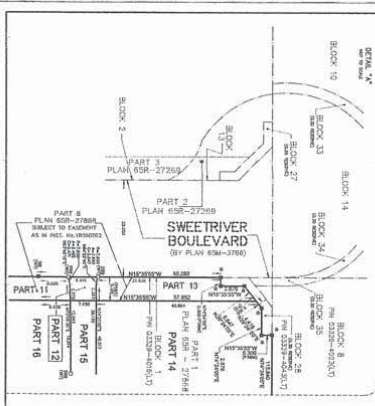
03329

LOT 18  
CONCESSION 5





|   |                         |                        |                |  |   |
|---|-------------------------|------------------------|----------------|--|---|
| PROPOSED<br>CONSENT OF EXISTING<br><b>TOYOTA NISSAN</b><br>CAR DEALERSHIP<br>VAUGHAN, ONTARIO | DRAWING NUMBER<br>SK-5  | <b>C. of A. SKETCH</b> | SCALE : 1:1000 | <div>NORTH ARROW</div>  | <div><b>WES SURDYKA</b><br/>architect inc</div> <div>3645 KEELE STREET, 2nd FLOOR, STE 108<br/>TORONTO, ONTARIO M3J 1M8<br/>TEL (416) 630-2254 FAX (416) 630-5741<br/>E-mail: surdykaarchitect@bellnet.ca</div> |
|   | PROJECT NUMBER<br>19-10 |                        | APRIL 22, 2019 |  |   |



KRCMTR

**SURVEYOR'S CERTIFICATE**  
I, the undersigned, being a duly qualified and licensed Surveyor of the State of New York, do hereby certify that the foregoing is a true and correct copy of the original survey as the same appears in my office, and that the same is in accordance with the provisions of the laws of the State of New York relating to the Surveyors' Act of 1892, as amended.

Dated: May 18, 2007

Surveyor

State of New York

County of Westchester

Town of York

Ward of 1

Block 15

Congession 5

Part 1

Plan 65M-3766

Scale 1:500

Recorded in the Office of the County Clerk of Westchester County, New York, on May 18, 2007.

Witness my hand and the seal of my office this 18th day of May, 2007.

Surveyor

State of New York

County of Westchester

Town of York

Ward of 1

Block 15

Congession 5

Part 1

Plan 65M-3766

Scale 1:500

Recorded in the Office of the County Clerk of Westchester County, New York, on May 18, 2007.

Witness my hand and the seal of my office this 18th day of May, 2007.

Surveyor

State of New York

County of Westchester

Town of York

Ward of 1

Block 15

Congession 5

Part 1

Plan 65M-3766

Scale 1:500

Recorded in the Office of the County Clerk of Westchester County, New York, on May 18, 2007.

Witness my hand and the seal of my office this 18th day of May, 2007.

Surveyor

**Schedule B: Public Correspondence Received**

Please note that the correspondence listed in Schedule B is not comprehensive. Written submissions received after the preparation of this staff report will be provided as an addendum. Written submissions from the public will only be accepted / processed until 12:00 p.m. on the date of the scheduled hearing.

**None**

Schedule C: Agency Comments

Please note that the correspondence listed in Schedule C is not comprehensive. Comments received after the preparation of this staff report will be provided as an addendum. Correspondence will only be accepted until 12:00 p.m. on the date of the scheduled hearing.

Alectra (Formerly PowerStream) – Comments  
Region of York – No concerns or objections  
Bell Canada - No concerns or objections

**MacPherson, Adriana**

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**Subject:** FW: Auto Vaughan Drive - B021/19, B022/19, B023-19, A054-19, A055-19, A056-19 - 110 Auto Vaughan Drive, 88 Auto Vaughan Drive, 100 Auto Vaughan Drive

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**From:** McMackin, Joseph <Joseph.McMackin@york.ca>  
**Sent:** May-01-19 10:08 AM  
**To:** MacPherson, Adriana <Adriana.MacPherson@vaughan.ca>  
**Cc:** Providence, Lenore <Lenore.Providence@vaughan.ca>; Attwala, Pravina <Pravina.Attwala@vaughan.ca>; Hurst, Gabrielle <Gabrielle.Hurst@york.ca>  
**Subject:** Auto Vaughan Drive - B021/19, B022/19, B023-19, A054-19, A055-19, A056-19 - 110 Auto Vaughan Drive, 88 Auto Vaughan Drive, 100 Auto Vaughan Drive

Hi Adriana,

The Regional Municipality of York has completed its review of the above mentioned Minor Variance and Consent for Easement Applications and has no comment at this time.

Regional comments and requirements will be provided through the related Site Plan file DA.19.004 (SP.19.V.0061) which was circulated the Region on March 12, 2019.

Please feel free to contact me if you have any further questions or concerns.

Best,

**Joseph McMackin, B.URPI | Associate Planner**  
Planning and Economic Development Branch, Corporate Services Dept.

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The Regional Municipality of York| 17250 Yonge Street | Newmarket, ON L3Y 6Z1  
**O:** 1-877-464-9675 ext. 71516 | [joseph.mcmackin@york.ca](mailto:joseph.mcmackin@york.ca) | [www.york.ca](http://www.york.ca)

*Our Values: Integrity, Commitment, Accountability, Respect, Excellence*

Please consider the environment before printing this email.

**MacPherson, Adriana**

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**Subject:** FW: Comments for B021-19 B022-19 and B023-19  
**Attachments:** B022-19 - Circ.pdf; B023-19 - Circ.pdf; B021-19 - Circ.pdf; YR510262 (Instrument Statement, 61).pdf; YR510262.pdf

Good afternoon,

Please see below comments regarding B021-19, B022-19 and B023-19.

All of the properties listed in the attached applications being:

- 1. Application B022-19 re: 88 Auto Vaughan Drive, Maple, being Parts 2,3,4,5,6 and 7 Plan 65R27868;
- 2. Application B023-19 re: 100 Auto Vaughan Drive, Maple being Parts 1, 2, 3, and 4 Plan 65R30252; and
- 3. Application B021-19 re 110 Auto Vaughan Drive, Maple, being Parts 10, 11, 12, 13, 14, 15 and 16 Plan 65R30252;

are all subject to an easement in favour of PowerStream (now Alectra) registered as Instrument No. YR510262 registered on July 29, 2004. The property owner is subject to the terms and conditions of this easement. Alectra’s written consent is required for any building or other structures, new shade or ornamental trees and any alterations to the grade or drainage of the easement lands. A copy of the easement is attached for reference.

In addition to the easement rights, Alectra would also want to ensure that any proposed access route or development of the lands is in compliance with our existing standards with respect to clearances from our existing equipment within the properties.

For any further questions or concerns please contact Ms. Nadia De Freitas or Ms. Susan DiBratto copied in this e-mail.

Regards



**Mahsa Javadi**  
**Engineering Clerk**  
161 Cityview Blvd. Vaughan, ON L4H 0A9  
t 905.417.6900 Ext 25081  
[alectrautilities.com](http://alectrautilities.com)  
  

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## MacPherson, Adriana

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**Subject:** FW: B023/19 - Request for Comments - 905-19-193

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**From:** Gordon, Carrie <carrie.gordon@bell.ca>  
**Sent:** April-30-19 11:15 AM  
**To:** MacPherson, Adriana <Adriana.MacPherson@vaughan.ca>  
**Subject:** RE: B023/19 - Request for Comments - 905-19-193

Dear Adriana,

Re File: B023/19

Details:

- Easements
- 100 Auto Vaughan Dr Maple ON

Subsequent to review by our local Engineering Department of the above noted lands, it has been determined that Bell Canada has existing buried facilities which appear to be within the Part 3. Please acquire locates should the applicant require to dig within Part 3.

Should you have any questions or concerns regarding this response, please do not hesitate to contact me.

Thank you

*Carrie Gordon*



External Liaison – Right of Way Control Centre  
140 Bayfield St, Fl 2  
Barrie ON, L4M 3B1  
T: 705-722-2244/844-857-7942  
F :705-722-2263