

ITEM #: 6.26

**COMMITTEE OF ADJUSTMENT REPORT
CONSENT APPLICATION
B018/23
8554 HUNTINGTON RD, BLDG B, VAUGHAN**

COA REPORT SUMMARY

**THIS REPORT CONTAINS COMMENTS FROM THE FOLLOWING
DEPARTMENTS & AGENCIES:**

*Please see **Schedule B** of this report for a copy of Staff and Agency correspondence.

Additional comments from departments and agencies may be received after the publication of the Staff Report. These comments will be processed as an addendum and posted on the City's Website.

DEPARTMENTS	Circulated	Comments Received	Conditions	Nature of Comments
Committee of Adjustment	X	X	X	General Comments w/conditions
Building Standards -Zoning Review *Schedule B	X	X		General Comments
Building Inspection (Septic)	X			No Comments Recieved to Date
Development Planning *Schedule B	X			Application Under Review
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		General Comments
Real Estate	X	X		General Comments w/Conditions
Fire Department	X			No Comments Recieved to Date
AGENCIES	Circulated	Comments Received	Conditions	Nature of Comments
TRCA *Schedule B	X	X		General Comments
Ministry of Transportation (MTO) *Schedule B				
Region of York *Schedule B	X	X		General Comments
Alectra *Schedule B	X	X		General Comments
Bell Canada *Schedule B	X			No Comments Recieved to Date
YRDSB *Schedule B				
YCDSB *Schedule B				
CN Rail *Schedule B				
CP Rail *Schedule B				
TransCanada Pipeline *Schedule B	X			No Comments Recieved to Date
Metrolinx *Schedule B				
Propane Operator *Schedule B				

PUBLIC & APPLICANT CORRESPONDENCE

*Please see **Schedule C** of this report for a copy of the public & applicant correspondence listed below.

The deadline to submit public comments is **noon on the last business day prior to the scheduled hearing date.**

Comments and written public submissions received after the publication of this Staff Report will be processed as an addendum and posted on the City's Website.

All personal information collected because of this public meeting (including both written and oral submissions) is collected under the authority of the Municipal Act, the Municipal Freedom of Information and Protection of Privacy Act (MFIPPA), the Planning Act and all other relevant legislation, and will be used to assist in deciding on this matter. All personal information (as defined by MFIPPA), including (but not limited to) names, addresses, opinions and comments collected will become property of the City of Vaughan, will be made available for public disclosure (including being posted on the internet) and will be used to assist the Committee of Adjustment and staff to process this application.

Correspondence Type	Name	Address	Date Received (mm/dd/yyyy)	Summary
Applicant			10/10/2023	Presentation
Applicant			09/08/2023	Cover Letter

PREVIOUS COA DECISIONS ON THE SUBJECT LAND

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

File Number	Date of Decision MM/DD/YYYY	Decision Outcome
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
B018/23
8554 HUNTINGTON RD, BLDG B, VAUGHAN**

ITEM NUMBER: 6.26	CITY WARD #: 2
APPLICANT:	2118349 Ontario Ltd.
AGENT:	Weston Consulting
PROPERTY:	8554 Huntington Road, Building B, Vaughan
ZONING DESIGNATION:	See below.
VAUGHAN OFFICIAL PLAN (2010) DESIGNATION:	Vaughan Official Plan 2010 ('VOP 2010'): "Prestige Employment" & "General Employment"
RELATED DEVELOPMENT APPLICATIONS:	B020/23
PURPOSE OF APPLICATION:	<p>Consent is being requested to establish an easement, in favour of the lands to the west legally described as Part Lot 11 Concession 10 Vaughan as in R659263, Except Part 4, PL 65R27879 & Part 5, Plan 65R27881 (servient land); to establish an easement for access and maintenance purposes (mutual driveway & maintenance of concrete toe wall along western property line).</p> <p>The easement for access purposes, to facilitate mutual driveway, over the dominant land is shown as Part 2 on the draft plan submitted with the application.</p> <p>The easement for maintenance purposes, to facilitate maintenance of a concrete toe wall along western property line, on the dominant land, is shown as Part 1 on the draft plan submitted with the application.</p>

HEARING INFORMATION

DATE OF MEETING: Thursday, October 19, 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:

INTRODUCTION

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

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

COMMITTEE OF ADJUSTMENT COMMENTS

Date Public Notice Mailed:	October 5, 2023
Date Applicant Confirmed Posting of Sign:	September 26, 2023
Adjournment Requests (from staff): <small>*Adjournment requests provided to applicant prior to issuance of public notice</small>	None
Was a Zoning Review Waiver (ZRW) Form submitted by Applicant: <small>*ZRW Form may be used by applicant in instances where a revised submission is made, and zoning staff do not have an opportunity to review and confirm variances prior to the issuance of public notice.</small> <small>*A revised submission may be required to address staff / agency comments received as part of the application review process.</small> <small>*Where a zoning review has not been completed on a revised submission, an opportunity is provided to the applicant to adjourn the proposal prior to the issuance of public notice.</small>	No
Adjournment Fees: In accordance with Procedural By-law 069-2019, an Adjournment Fee is applicable to reschedule an application after the issuance of public notice where a request for adjournment has been provided to the applicant prior to the issuance of public notice. An Adjournment Fee can only be waived in instances where adjournment of an application is requested by the Committee or staff after the issuance of public notice.	
Committee of Adjustment Comments:	None
Committee of Adjustment Recommended Conditions of Approval:	<ol style="list-style-type: none"> 1. That the applicant's solicitor confirms the legal description of the lands subject to easement. 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. Application under review	
Development Planning Recommended Conditions of Approval:	

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 B018/23 subject to the following condition(s):	
Development Engineering Recommended Conditions of Approval:	The Owner / Applicant shall prepare and register a reference plan at their expense showing proposed leased area 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

DEVELOPMENT ENGINEERING COMMENTS

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

deposited reference plan to DE in order to clear this condition.

PARKS, FORESTRY & HORTICULTURE (PFH) COMMENTS

Forestry has no comment at this time.

PFH Recommended Conditions of Approval:	None
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DEVELOPMENT FINANCE COMMENTS

No comment no concerns

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

No comments received to date

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

No comments received to date

Building Inspection Recommended Conditions of Approval:	None
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FIRE DEPARTMENT COMMENTS

No comments received to date

Fire Department Recommended Conditions of Approval:	None
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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	1. That the applicant’s solicitor confirms the legal description of the lands subject to easement. 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 Planning Nicholas.delprete@vaughan.ca	TBD
3	Development Engineering Rex.bondad@vaughan.ca	The Owner / Applicant shall prepare and register a reference plan at their expense

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.

		showing proposed leased area 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.
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IMPORTANT INFORMATION – PLEASE READ

CONDITIONS: Conditions must be fulfilled within **two years** from the date of the giving of the Notice of Decision, failing which this application shall thereupon be deemed to be refused. No extension to the last day for fulfilling conditions is permissible.

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

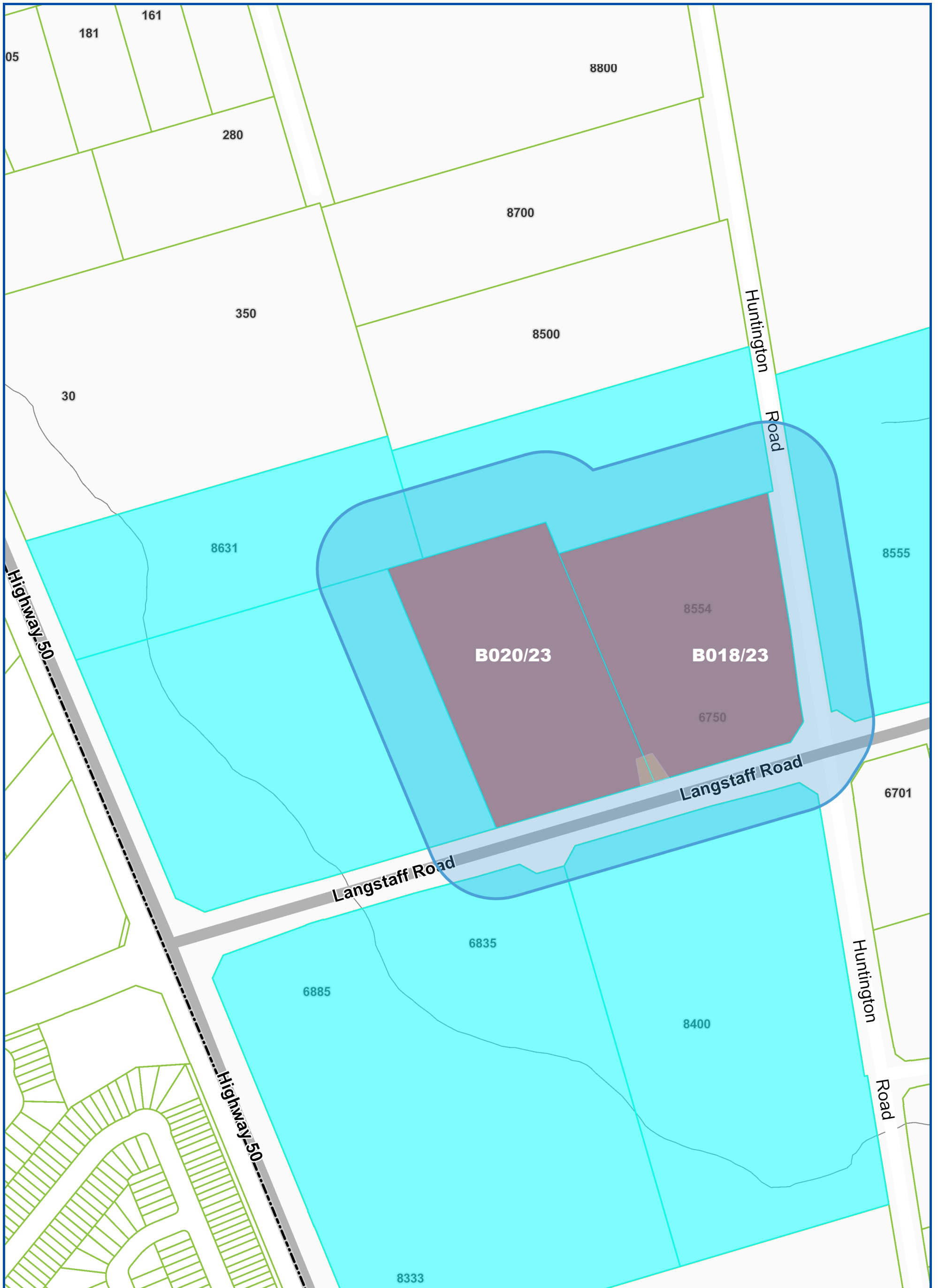
That the payment of the City Development Charge, if required, is payable to the City of Vaughan before issuance of a building permit in accordance with the Development Charges Act and the City's Development Charges By-law in effect at the time of payment.

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

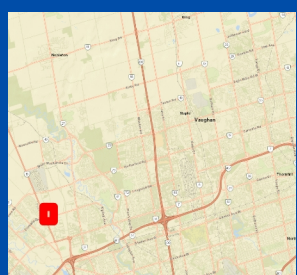
That the payment of Special Area Development charge, if required, is payable to the City of Vaughan before issuance of a building permit in accordance with the Development Charges Act and The City's Development Charge By-law in effect at the time of Building permit issuance to the satisfaction of the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

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

SCHEDULE A: DRAWINGS & PLANS



Map Information:



Title:

8554 HUNTINGTON ROAD, WOODBRIDGE

NOTIFICATION MAP - B018/23 & B020/23

Disclaimer:

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



Scale: 1: 4,514

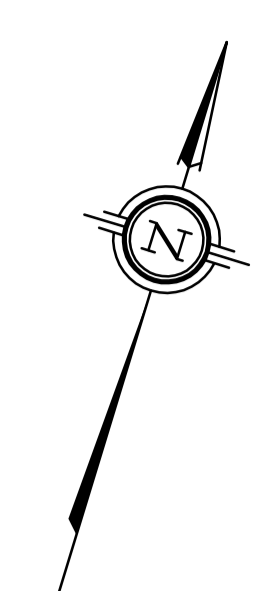
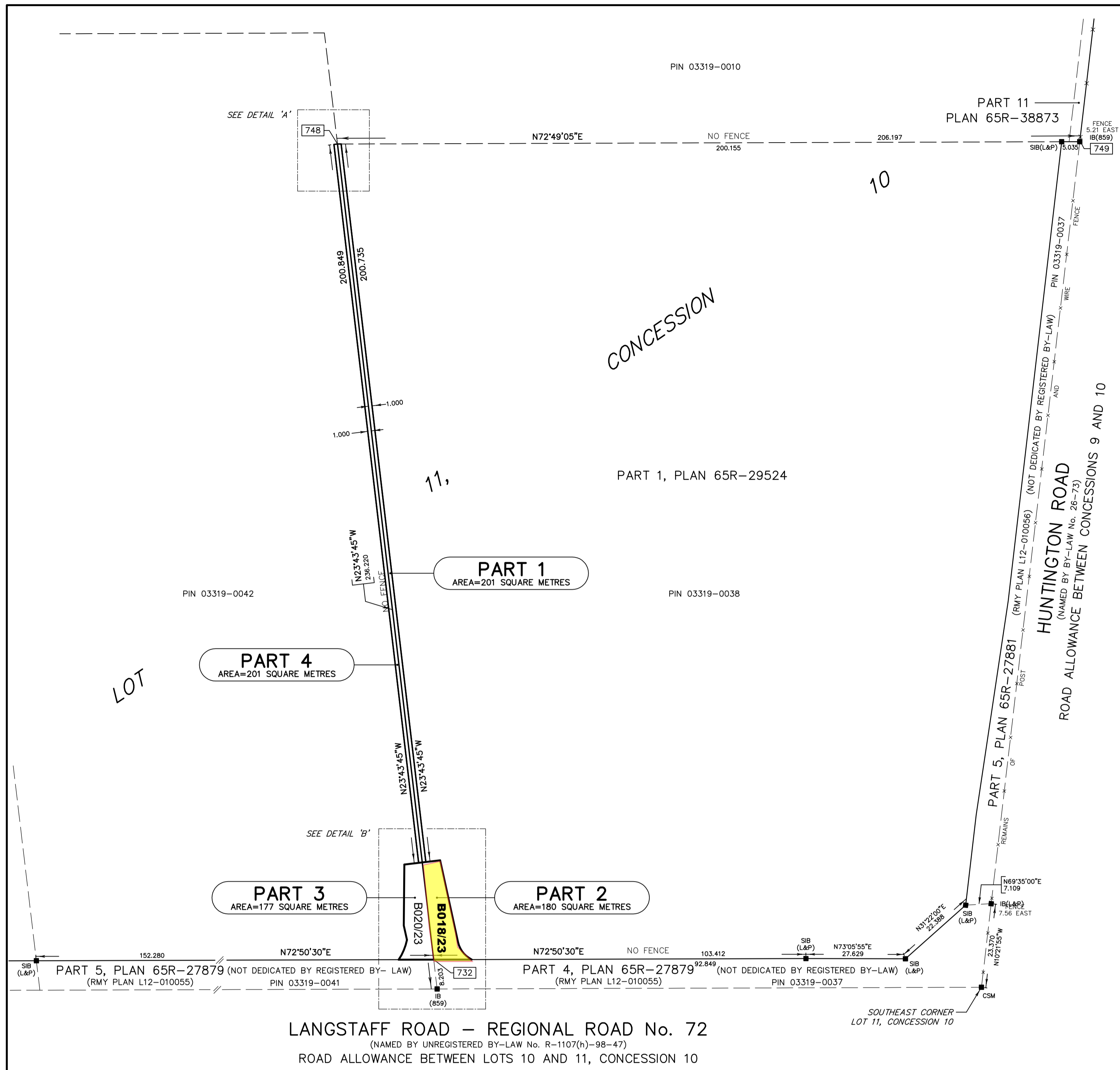
0 0.07 km



Created By:

Infrastructure Delivery
Department
October 5, 2023 5:13 PM

Projection:
NAD 83
UTM Zone
17N



I require this plan to be deposited under the Land Titles Act.

PLAN 65R-
RECEIVED AND DEPOSITED
Date _____
Date _____
Representative for the Land Registrar for the Land Titles Division of YORK REGION (No. 65)
GARY B. VANDERVEEN O.L.S.

SCHEDULE				
PART	LOT	CONCESSION	PIN	AREA (m ²)
1	PART OF LOT 11	10	PART OF 03319-0038	201
2			PART OF 03319-0042	180
3				177
4				201

B018/23

PLAN OF SURVEY OF
PART OF LOT 11, CONCESSION 10
(GEOGRAPHIC TOWNSHIP OF VAUGHAN)
CITY OF VAUGHAN
THE REGIONAL MUNICIPALITY OF YORK

SCALE 1 : 750
0 10 20 40 METRES

HOLDING JONES VANDERVEEN INC.
ONTARIO LAND SURVEYORS

BEARING, DISTANCE AND CO-ORDINATE NOTES		
BEARINGS AND CO-ORDINATES ARE GRID AND ARE DERIVED FROM SPECIFIED CONTROL POINTS No. 10519980141 AND No. 10519980150 AND ARE REFERRED TO THE 6° UNIVERSAL TRANSVERSE MERCATOR GRID PROJECTION, ZONE 17, CENTRAL MERIDIAN 81°00' WEST LONGITUDE, NAD83 (ORIGINAL). CO-ORDINATES TO URBAN ACCURACY PER SEC. 14(2) OF O. REG. 216/10.		
DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999711.		
AREAS SHOWN HEREON ARE CALCULATED FROM GROUND DISTANCES.		
POINT ID	EASTING	NORTHING
10519980141	606904.011	4851260.579
10519980150	608543.575	4848971.552
748	608287.104	4849223.207
749	608484.043	4849284.101
732	608378.835	4849014.528
CO-ORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.		
DISTANCES AND CO-ORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.		

NOTES

- DENOTES SURVEY MONUMENT FOUND
- DENOTES SURVEY MONUMENT SET
- SIB DENOTES STANDARD IRON BAR
- IB DENOTES IRON BAR
- CP DENOTES CONCRETE PIN
- CSM DENOTES CUT STONE MONUMENT
- 859 DENOTES L. D. JACKSON, O.L.S.
- HJV DENOTES HOLDING JONES VANDERVEEN INC., O.L.S.
- L&P DENOTES LLOYD & PURCELL LTD., O.L.S.
- RMY DENOTES THE REGIONAL MUNICIPALITY OF YORK
- N DENOTES NORTH
- S DENOTES SOUTH
- E DENOTES EAST
- W DENOTES WEST

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON _____

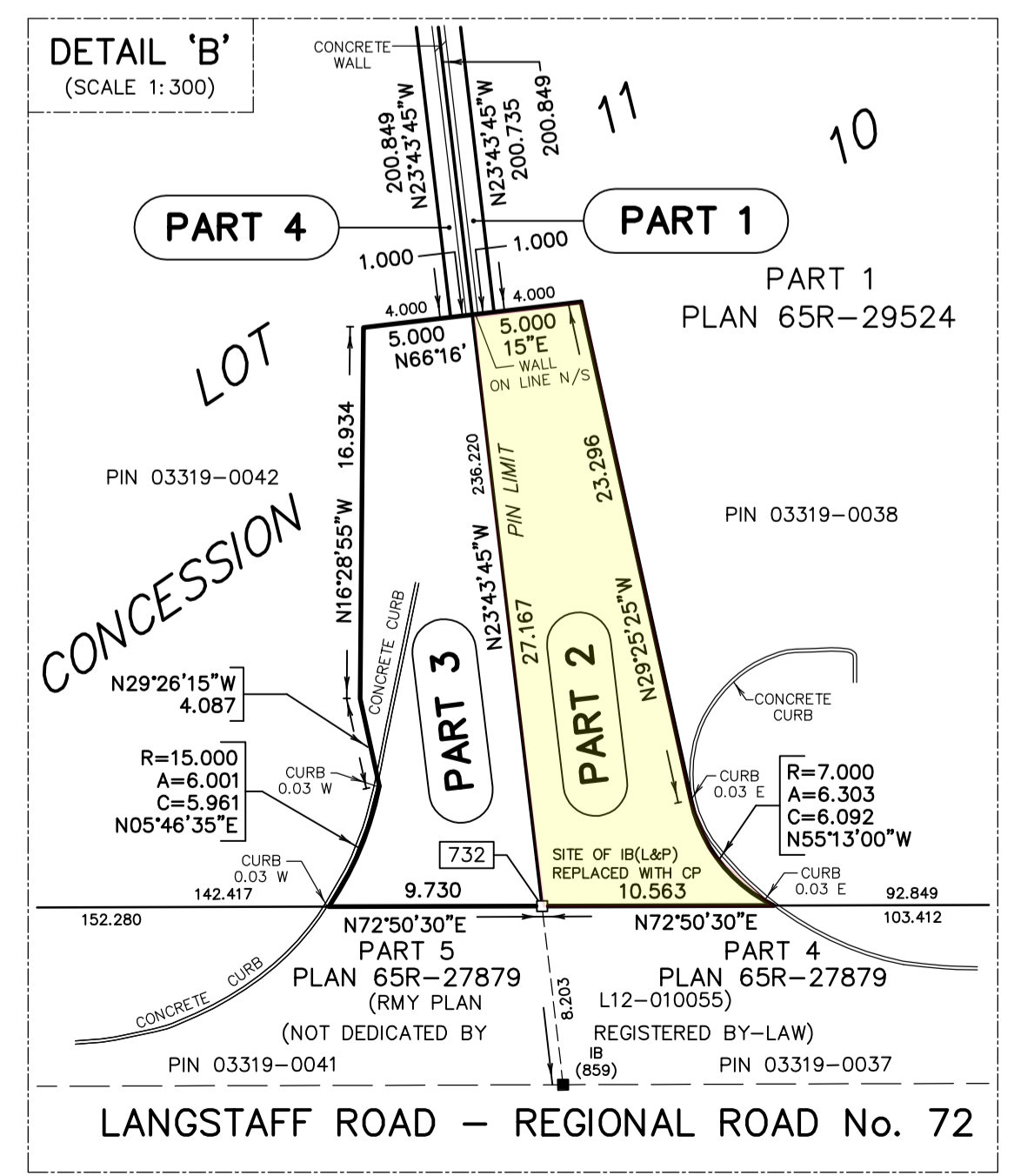
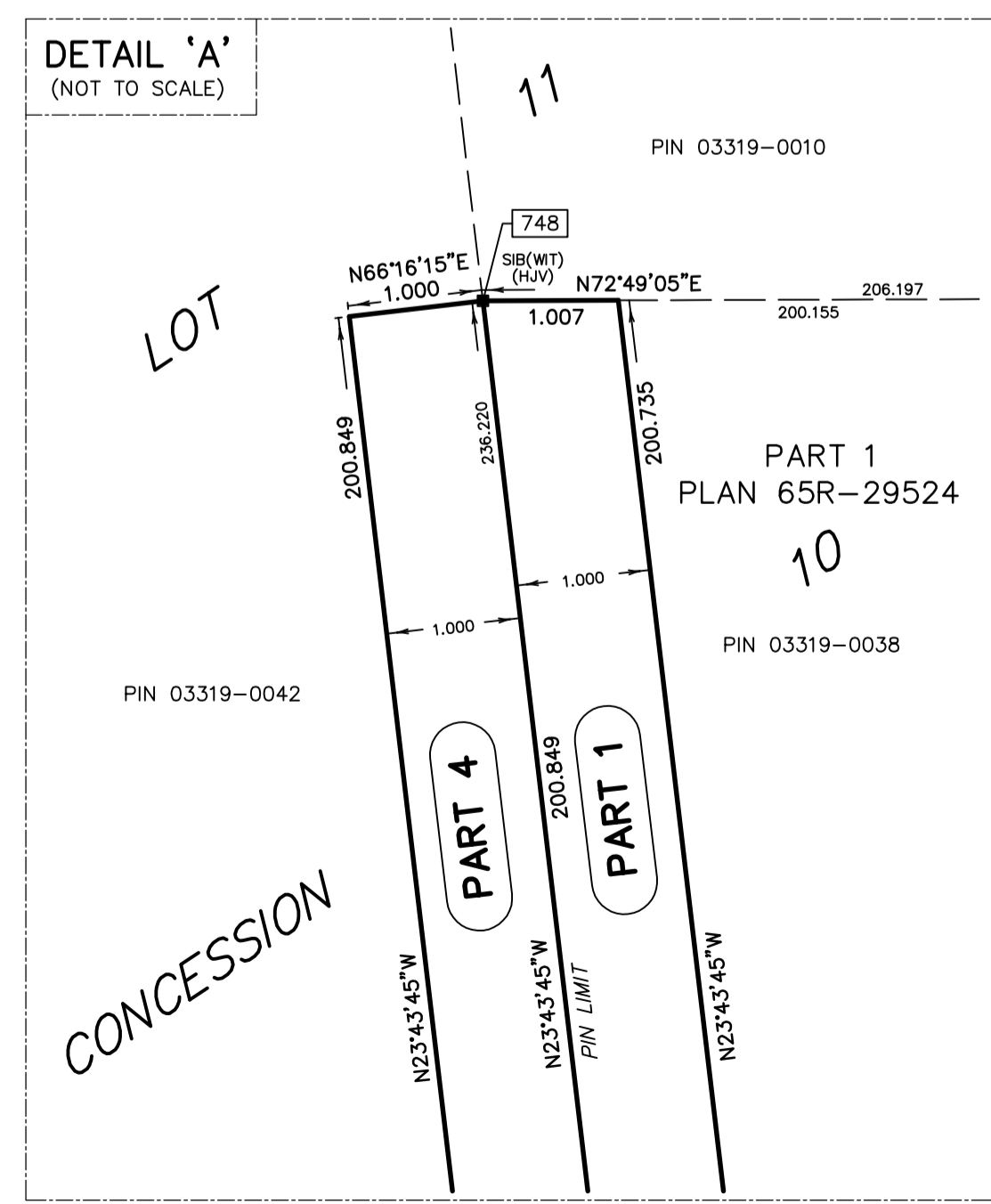
DATE _____ GARY B. VANDERVEEN
ONTARIO LAND SURVEYOR

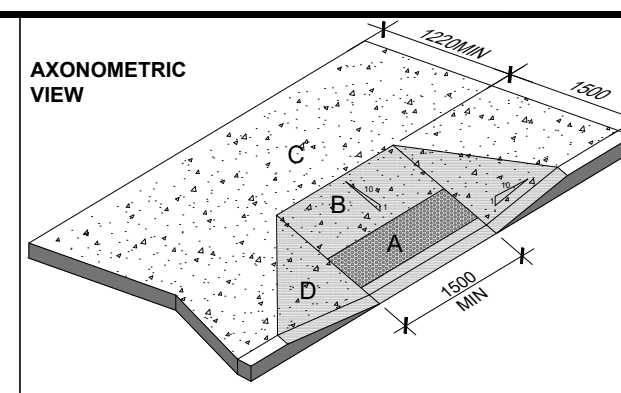
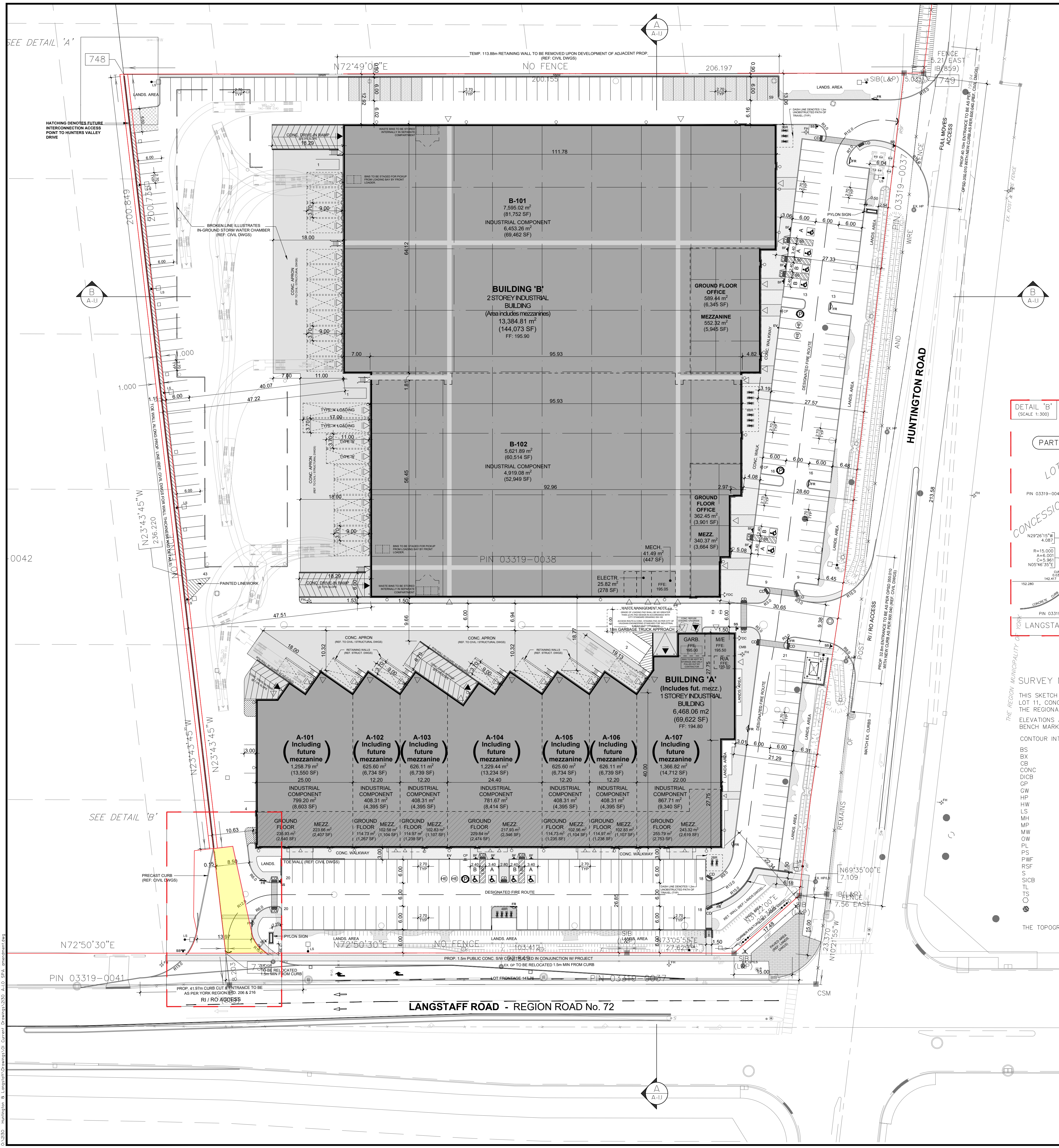
THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER V-XXXXX.

DATE: JUNE 19, 2023

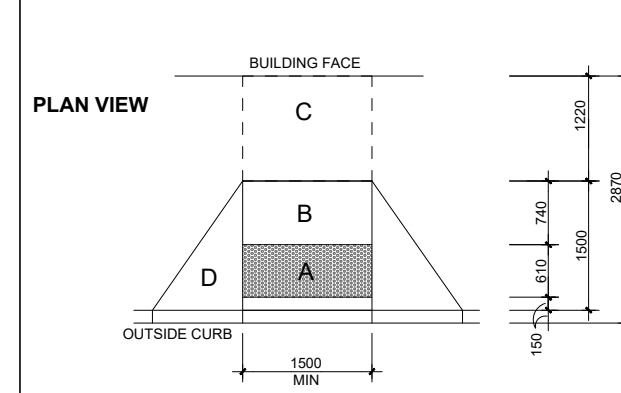
HOLDING JONES VANDERVEEN INC.
ONTARIO LAND SURVEYORS

1700 LANGSTAFF ROAD, SUITE 1002
VAUGHAN, ON L4K 3S3
PHONE: 905-660-4000 EMAIL: hjv@planeteeer.com



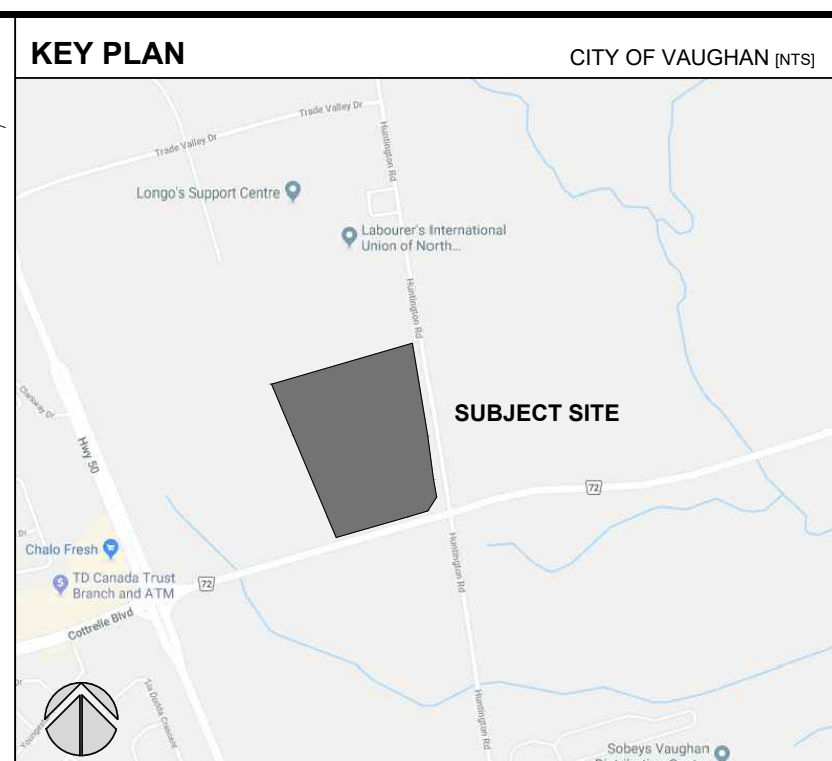


- CURB RAMP MUST HAVE A MINIMUM CLEAR WIDTH OF 1500mm, EXCLUSIVE OF ANY FLARED SIDES.
- THE RUNNING SLOPE OF THE CURB MUST:
 - BE A MAX OF 1:8 WHERE ELEVATION IS LESS THAN 75mm, AND
 - BE A MAX OF 1:10 WHERE ELEVATION IS LESS THAN 75mm OR GREATER AND 200mm OR LESS.
- THE MAX SLOPE ON THE FLARED SIDE OF THE CURB RAMP MUST BE NO MORE THAN 1:10.
- CURB RAMP MUST HAVE A TACTILE WALKING SURFACE INDICATOR THAT:
 - HAVE RAISED TACTILE PROFILES COMPOSED OF TRIANGULATED DOMES.
 - HAVE A HIGH TONAL CONTRAST WITH THE ADJACENT SURFACE.
 - ARE LOCATED AT THE BOTTOM OF THE CURB RAMP.
 - ARE SET BACK BETWEEN 150mm AND 200mm FROM THE CURB EDGE.
 - EXTEND THE FULL WIDTH OF THE CURB RAMP.
 - ARE A MIN OF 60mm IN DEPTH, AND
 - BE SURFACE-FAST.



- A** TACTILE SURFACE / DETECTABLE HAZARD INDICATOR 150mm FROM EDGE OF CURB AND 610mm IN DEPTH
- B** SLOPE SURFACE @ 1:10 (max)
- C** LANDING / UNINTERRUPTED SPACE OF NOT LESS THAN 1220mm
- D** FLARED SIDES WITH MAX SLOPE OF 1:10

THE INFORMATION PROVIDED HERE WAS ASSEMBLED FROM OBC 333.2, AND THE ONTARIO REGULATORY ACT (33) UNDER THE AUTHORITY OF THE ONTARIO LAND SURVEYORS ACT (2) AND IN ACCORDANCE WITH THE GUIDELINES FOR BARRIER-FREE DESIGN OF ONTARIO GOVERNMENT FACILITIES.



LEGAL DESCRIPTION
 PLAN OF SURVEY OF PART OF LOT 11 CONCESSION 10 GEOGRAPHIC TOWNSHIP OF VAUGHAN CITY OF VAUGHAN REGIONAL MUNICIPALITY OF YORK
 AS PREPARED BY HOLDING JONES VANDERVEEN INC. ONTARIO LAND SURVEYORS

SITE STATISTICS

EXISTING ZONING	A: AGRICULTURAL
PROPOSED ZONING	EM1: PRESTIGE EMPLOYMENT AREA
SITE AREA	39,291.53 m ² or 9.71 Ac
LOT FRONTAGE (LANGSTAFF RD)	147.48 m

SETBACKS

FRONT YARD [SOUTH]	9.0 m MIN	26.85 m
EXTERIOR SIDE YARD [EAST]	9.0 m MIN	21.29 m
REAR YARD [NORTH]	12.0 m MIN	12.92 m
INTERIOR SIDE YARD [WEST]	6.0 m MIN	10.63 m

GROSS FLOOR AREA

BUILDING 'A'	4,081.82 m ² or 43,936 SF
1st FLOOR OFFICE	1,180.96 m ² or 12,712 SF
MEZZANINE	1,095.69 m ² or 11,784 SF
MECH / ELEC. & GARB.	109.59 m ² or 1,180 SF
TOTAL BUILDING 'A'	6,468.06 m ² or 69,622 SF
BUILDING 'B'	11,304.00 m ² or 122,063 SF
1st FLOOR OFFICE	951.89 m ² or 10,246 SF
MEZZANINE	892.69 m ² or 9,592 SF
MECH. / ELEC.	67.32 m ² or 725 SF
TOTAL BUILDING 'B'	13,384.81 m ² or 144,073 SF
TOTAL G.F.A.	19,852.87 m ² or 213,695 SF

LANDSCAPE BUFF.

ABUTTING ROADWAY	9.0 m MIN	6.0 m
BUILDING HEIGHT	15.0 m MAX	15.26 m
SITE COVERAGE	17,863.69 m ² or 45.45 %	
LANDSCAPED AREA	4,455.17 m ² or 11.34 %	
PAVED AREA	16,972.67 m ² or 43.20 %	

BY-LAW PARKING REQUIREMENT

BUILDING A	INDUSTRIAL USES OTHER THAN WAREHOUSING (Building greater than 3,700m ² GFA)	42 Spaces
INDUSTRIAL USES	4,191.41 m ² @ 1.0 Space / 100 m ²	
ANCILLARY OFFICE	2,276.65 m ² @ 3.33 Spaces / 100 m ²	69 Spaces
BUILDING B	INDUSTRIAL USES OTHER THAN WAREHOUSING (Building greater than 3,700m ² GFA)	115 Spaces
INDUSTRIAL USES	11,340.00 m ² @ 1.0 Space / 100 m ²	
ANCILLARY OFFICE	1,844.00 m ² @ 3.33 Spaces / 100 m ²	55 Spaces
TOTAL PARKING		281 Spaces

ACCESSIBLE PARKING

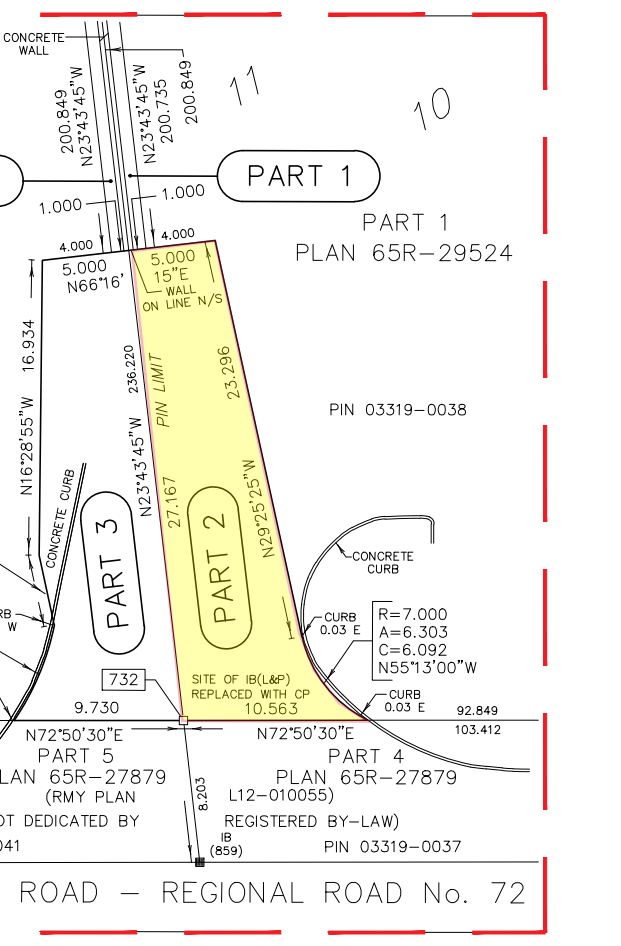
201-1,000 spaces PROVIDED	5 Type A	5 Type B
	OR 10 Type A	OR 10 Type B

LOADING SPACES

4 Spaces	29 Spaces
2 Type A	2 Type A & 2 Type B
2 Type B	25 (9.0m x 3.7m)

BICYCLE PARKING

30 Spaces	N/A	30 Spaces
SHORT-TERM		
LONG-TERM		



SURVEY NOTES
 THIS SKETCH COMPRISES COMPILED REGISTRY OFFICE RECORDS LOT 11, CONCESSION 10, CITY OF VAUGHAN, THE REGIONAL MUNICIPALITY OF YORK.
 ELEVATIONS ARE GEODETIC AND ARE REFERRED TO CITY OF VAUGHAN BENCH MARK No. 64-3 HAVING AN ELEVATION OF 197.218 METRES.
 CONTOUR INTERVAL = 0.25 METRES.

- BS DENOTES BOTTOM OF SLOPE
- BX DENOTES BELL BOX
- CB DENOTES CATCH BASIN
- CONC DENOTES CONCRETE
- DIBS DENOTES DITCH INLET CATCH BASIN
- GP DENOTES GUY POLE
- HP DENOTES HYDRO POLE
- HW DENOTES HANDWELL
- LS DENOTES LIGHT STANDARD
- MH DENOTES MANHOLE
- MP DENOTES METAL PIPE
- MW DENOTES MONITORING WELL
- OW DENOTES OVERHEAD WIRE
- PL DENOTES PAINT LINE
- PS DENOTES PEDESTRIAN SIGNAL
- RF DENOTES REMAINS OF SILT FENCE
- RFS DENOTES REMAINS OF SILT FENCE SIGN
- S DENOTES SIDE INLET CATCH BASIN
- SICB DENOTES SIDE INLET CATCH BASIN
- TS DENOTES TOP OF SLOPE
- CO DENOTES DECIDUOUS TREE
- B DENOTES BUSH

GENERAL NOTES
 ALL WAY-FINDING AND WARNING SIGNS LOCATED WITHIN THE SITE SHALL BE FREELY, EASILY VISIBLE AND LEGIBLE (E.G. SOLID OR MATTE BACKGROUND COLOUR WITH HIGH CONTRAST IN BRIGHTNESS) BETWEEN THE SIGNS CONTENT AND BACKGROUND. REFRAIN FROM USING COMPLEMENTARY COLOURS WHICH MAY REDUCE VISIBILITY.
 THE URBANIZATION OF HUNTINGTON ROAD PLANNED TO BE COMPLETED BY CITY CAPITAL WORKS PROJECT.
 RIGHT-IN / RIGHT-OUT ACCESS ON LANGSTAFF ROAD MAY BE SHARED WITH THE ADJACENT PROPERTY TO THE WEST.
 FRONT / TOP LOADING COLLECTION TRUCK TEMPLATE

No.	ISSUED	DATE
1	ISSUED FOR SPA AMENDMENT	MAY 09, 2023

RECEIVED
 By RECEIVED at 8:58 am, Sep 18, 2023

B018/23

No.	ISSUED FOR COA	SEPT. 15, 2023
No.	REVISION	DATE

BALDASSARRA
 Architects Inc.
 30 Great Gulf Drive, Unit 20 | CONCORD ON | L4K 0K7
 T: 905.660.0722 | www.baldassarra.ca



OWNERS INFORMATION:
2118349 ONTARIO LIMITED
 5875 Highway 7, Vaughan, ON.

HUNTINGTON & LANGSTAFF
 8554 HUNTINGTON ROAD
 VAUGHAN, ON

SITE PLAN
 INTERIM CONDITION
 Z.20.030 | DA.20.053

DATE:	JULY 2019	DRAWN BY:	DM/DW	CHECKED:	SCALE:
PROJECT No.	21-30	DRAWING No.	A-1.0		1:500

SCHEDULE B: STAFF & AGENCY COMMENTS				
DEPT/AGENCY	Circulated	Comments Received	Conditions	Nature of Comments
TRCA *Schedule B	X	X		General Comments
Ministry of Transportation (MTO) *Schedule B				
Region of York *Schedule B	X	X		General Comments
Alectra *Schedule B	X	X		General Comments
Bell Canada *Schedule B	X			No Comments Recieved to Date
YRDSB *Schedule B				
YCDSB *Schedule B				
CN Rail *Schedule B				
CP Rail *Schedule B				
TransCanada Pipeline *Schedule B	X			No Comments Recieved to Date
Metrolinx *Schedule B				
Propane Operator *Schedule B				
Development Planning	X			Application under review
Building Standards (Zoning)	X	X		General Comments

Date: September 12th 2023
Attention: **Christine Vigneault**
RE: Request for Comments

File No.: **B018-23 & B020-23**
Related Files:
Applicant: Weston Consulting
Location 8554 Huntington 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

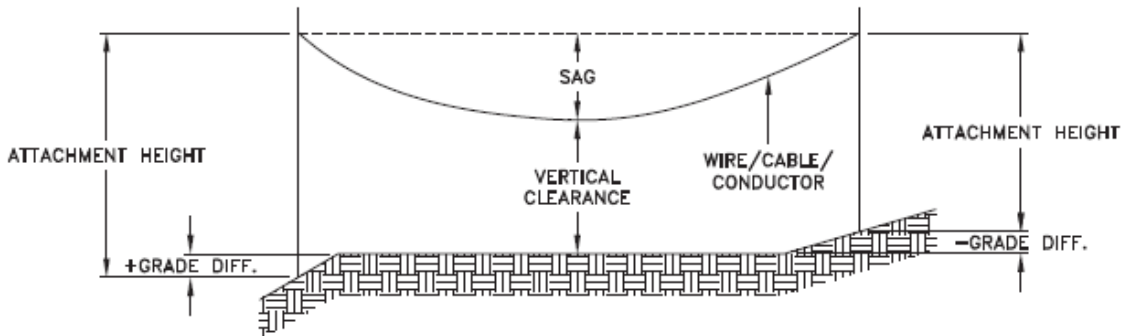
Phone: 1-877-963-6900 ext. 31297

Phone: 416-302-6215

E-mail: stephen.cranley@alectrautilities.com

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.

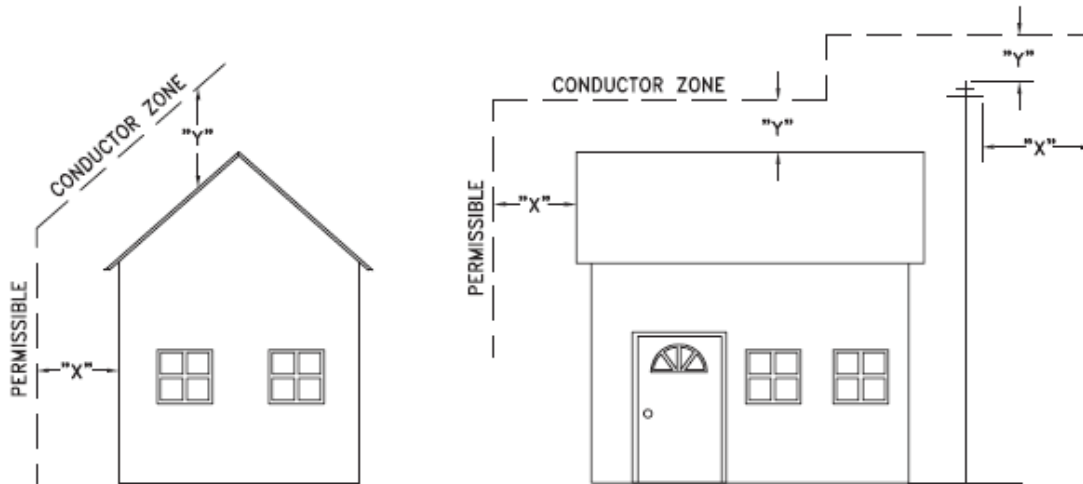
METRIC	IMPERIAL (APPROX)
810cm	27'-0"
760cm	25'-4"
730cm	24'-4"
520cm	17'-4"
480cm	16'-0"
442cm	15'-5"
370cm	12'-4"
340cm	11'-4"
310cm	10'-4"
250cm	8'-4"

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: <i>D. Dadwani</i>	

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

To: Committee of Adjustment
From: Christian Tinney, Building Standards Department
Date: September 11, 2023
Applicant: Weston Consulting
Location: 8554 Huntington Road Bldg B,
CONC 10 Part of Lot 11
File No.(s): B018/23

Zoning Classification:

The subject lands are zoned EM1 – Prestige Employment Zone Zoning By-law 001-2021, as amended.

#	Proposal
1	The subject consent application is to permit an easement on the existing subject lands and therefore the Zoning By-law requirements for Lot Area, Lot Frontage and Lot Depth are not applicable.

Staff Comments:

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

There are no outstanding Orders on file.

Building Permit(s) Issued:

A Building Permit has not been issued. The Ontario Building Code requires a building permit for structures that exceed 10m2.

Conditions of Approval:

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

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

Pravina Attwala

Subject: FW: [External] RE: B018/23 (8554 HUNTINGTON ROAD) - REQUEST FOR COMMENTS, CITY OF VAUGHAN

From: Kristen Regier <Kristen.Regier@trca.ca>

Sent: September-11-23 3:35 PM

To: Committee of Adjustment <CofA@vaughan.ca>

Cc: Pravina Attwala <Pravina.Attwala@vaughan.ca>; Christine Vigneault <Christine.Vigneault@vaughan.ca>

Subject: [External] RE: B018/23 (8554 HUNTINGTON ROAD) - REQUEST FOR COMMENTS, CITY OF VAUGHAN

Hello,

The subject property at 8554 Huntington Road, 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

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



From: [Wong, Justin](#)
To: [Committee of Adjustment](#)
Subject: [External] CONS.23.V.0095 (B020/23) & CONS.23.V.0096 (B018/23) - York Region
Date: September-21-23 4:07:58 PM

Hello,

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

Thank you,

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

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

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

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

SCHEDULE C: PUBLIC & APPLICANT CORRESPONDENCE

Correspondence Type	Name	Address	Date Received (mm/dd/yyyy)	Summary
Applicant			10/10/2023	Presentation
Applicant			09/08/2023	Cover Letter

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

September 8, 2023
File 9578

Attn: Christine Vigneault - Manager, Development Services & Secretary Treasurer to the Committee of Adjustment

**Re: 8554 Huntington Road
Consent to Sever (Easement) Application**

Weston Consulting is the authorized planning agent for 2118349 Ontario Limited, the registered owner of the lands municipally known as 8554 Huntington Road in the City of Vaughan (herein referred to as the "Subject Lands"). The purpose of this Consent application is to create an easement in favour of the adjoining parcel to the west for access over a mutual driveway (Part 2 of the enclosed Draft Reference Plan) and to provide access for maintenance of a concrete toe wall along the western property lot line of the Subject Lands (Part 1 of the enclosed Draft Reference Plan).

Description of Subject Lands

The Subject Lands are located at the northwest corner of Langstaff Road and Huntington Road (Figure 1) and have an approximate lot area of 39,291.53 square metres and a frontage of approximately 147.48 along Langstaff Road. This lot is currently vacant, approved for development of employment uses, and is situated within Block 64 South, a largely undeveloped unemployment area which is intended to be developed for general and prestige employment uses.

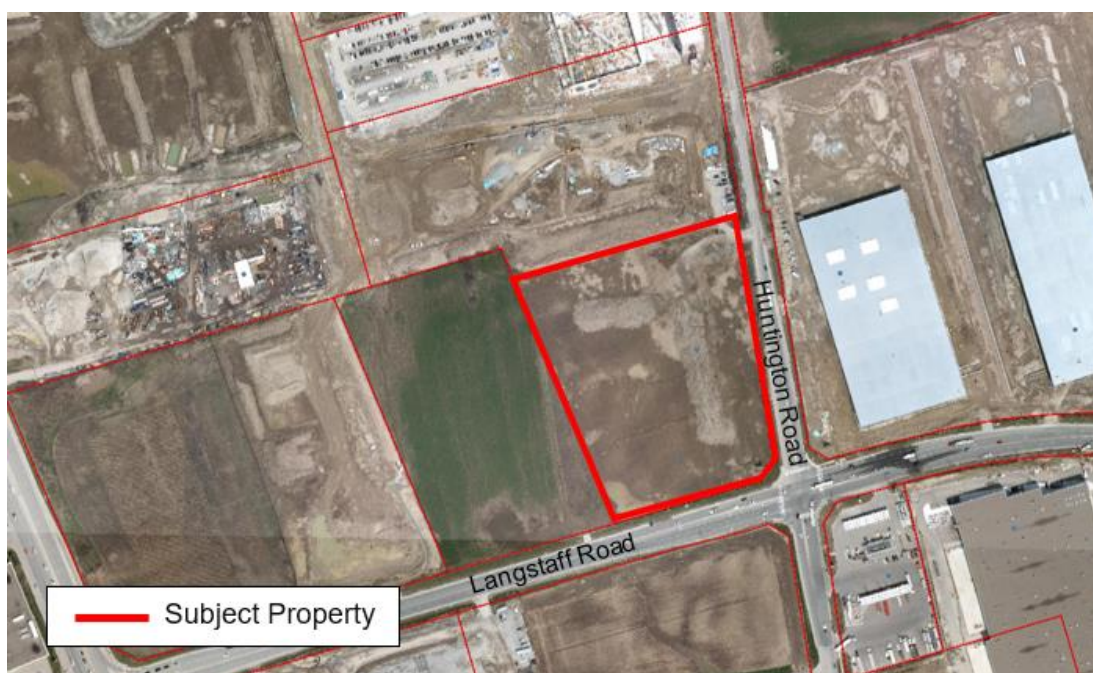


Figure 1. Aerial Image of Subject Lands

Applications History

Applications for a Zoning By-law Amendment (Z.20.030) and Site Plan Approval (DA.20.053) were submitted on September 17, 2020 and deemed complete on November 27, 2020 for the Subject Lands. The purpose of these applications was to permit two multi-unit industrial buildings with ground floor accessory offices and surface parking spaces. A site-specific Block Plan Amendment was later submitted in December 2020 on behalf of the Block 64 South Landowner's Group to remove cul-de-sac roads and to propose an alternative, phased servicing strategy. As part of the removal of cul-de-sac roads, the Subject Lands Site Plan identifies a potential future interconnection in the northwest corner which may be used in the future to provide access to employment development to the west. This is to be determined at a future date and does not impact the current proposed easement. The Block Plan Amendment was approved by City Council on April 26, 2022.

By-laws 058-2022 and 059-2022 were later enacted by City Council on April 26, 2022, which approved the rezoning for the Subject Lands to *Prestige Employment Zone with Holding Symbol (EM1 (H))* under Zoning By-laws 001-2021 and 1-88, respectively. Thereafter, an additional Zoning By-law Amendment application (Z.22.021) was submitted on June 20, 2022 to lift the Holding Symbols from the Subject Lands. By-laws 250-2022 and 251-2021 were enacted on November 29, 2022 by City Council to approve the removal of the Holding Symbols from Zoning By-laws 001-2021 and 1-88, respectively.

The Site Plan Agreement with respect to DA.20.053 was recently executed on January 31, 2023 and registered on February 7, 2023. A Minor Site Plan Amendment (DA.23.032) was later submitted on May 24, 2023 that proposed a minor revision to the proposed driveway from Langstaff Road to accommodate shared vehicular access to the Subject Lands and the adjoining parcel to the west.

Purpose and Justification of Proposed Consent

The purpose of the Consent application is to facilitate an easement in favour of the adjoining parcel to the west, which does not currently have a municipal address but is legally identified as PIN 03319-0042 and located along Langstaff Road, between Huntington Road and Highway 50 (Figure 2).



Figure 2. Dominant Lands

A Draft Reference Plan is attached to this letter identifying the location of the proposed easement in relation to the Subject Lands. The proposed easement is located at the entrance of the Subject Lands (Servient Lands) from Langstaff Road, identified as Part 2 and the purpose is to provide access to the dominant lands. Additionally, the easement also includes Part 1 of the Servient Lands, in favour of the dominant lands for access for maintenance for a concrete toe wall along the shared property line (Figure 3).

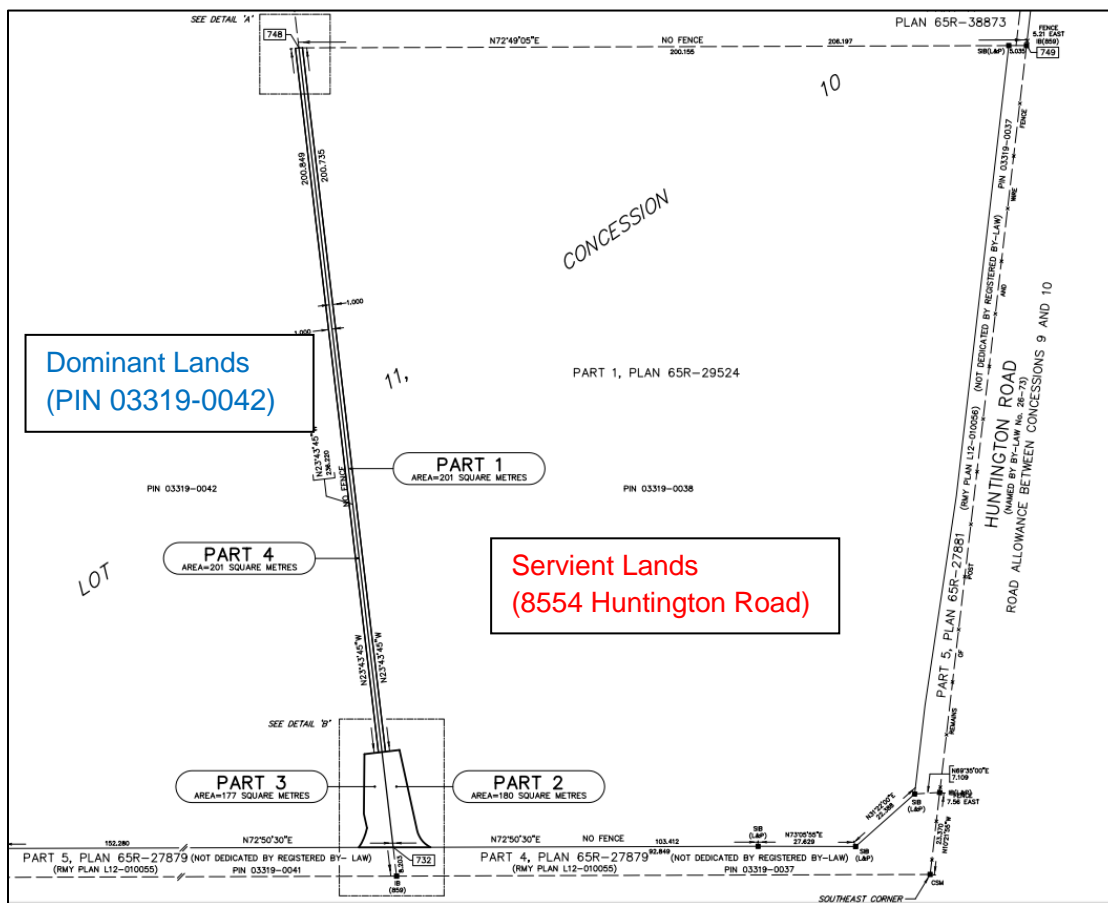


Figure 3. Draft Reference Plan

The following is a summary of the proposed easement:

- Part 1, owned by 8554 Huntington Road (servient lands), granting an easement in favor of Part Lot 11 Concession 10 (PIN 03319-0042) (dominant lands) for maintenance access for a concrete toe wall. The total area of Part 1 is 201 square metres.
- Part 2, owned by 8554 Huntington Road (servient lands), granting an easement in favor of Part Lot 11 Concession 10 (PIN 03319-0042) (dominant lands) for access. The total area of Part 2 is 180 square metres.

As mentioned earlier, the Minor Site Plan Amendment application DA.23.032 was submitted in May 2023 to facilitate a minor revision to the Langstaff Road driveway to accommodate shared vehicular access to the Subject Lands with the adjoining parcel to the west. This Consent application is intended to be reviewed in conjunction with DA.23.032 as it seeks to permit an easement over this revised access.

It should be noted a second Consent application on behalf of the adjoining owner to the west (PIN 03319-0042) is being submitted to grant an easement over Parts 3 and 4 in favour of 8554 Huntington Road.

It is our opinion that the proposed easement has appropriate regard for the *Planning Act*. The proposed easement will facilitate access to the dominant lands and maintenance access for the toe wall, which demonstrates appropriate regard for ss. 2 (f) regarding the adequate provision and efficient use of transportation services and infrastructure as a matter of provincial interest. This easement would enable the efficient use of a singular, shared driveway for vehicular access. Furthermore, the Consent application has regard for Section 53 of the *Planning Act*.

The following digital materials have been submitted in support of this Consent application:

No.	Item	Consultant	Date
1	Signed Authorization Form	Weston Consulting	-
2	Authorizing Statements – Signed	Weston Consulting	September 7, 2023
3	Tree Declaration Form – Signed	Weston Consulting	September 7, 2023
4	Sworn Declaration Form – Signed	Weston Consulting	September 7, 2023
5	Draft Reference Plan	Holding Jones Vanderveen Inc.	June 19, 2023
6	Site Plan (Interim and Ultimate Condition)	Baldassarra Architects Inc.	July 13, 2023
7	Letter of Authorization (8554 Huntington Road)	2118349 Ontario Ltd.	July 24, 2023
8	First Submission Comments – Forestry (DA.20.053, Z.20.030)	City of Vaughan	September 23, 2021

We trust the above is in order and that all of the materials required to complete your review of the Consent application have been provided. Please contact the undersigned below at ext. 315 or Steven Pham at ext. 312 if you have any questions.

Yours truly
Weston Consulting
Per:



Kayly Robbins, MPL, MCIP, RPP
Senior Planner

- c. Frank Carogioiello, Royal Pine Homes
Marco Marcante, Royal Pine Homes

COMMITTEE OF ADJUSTMENT HEARING

8554 HUNTINGTON ROAD & PART LOT 11,
CONCESSION 10

CITY OF VAUGHAN

CONSENT FOR EASEMENT APPLICATIONS

B018/23 & B020/23

OCTOBER 19, 2023

WESTON
CONSULTING



SUBJECT PROPERTIES



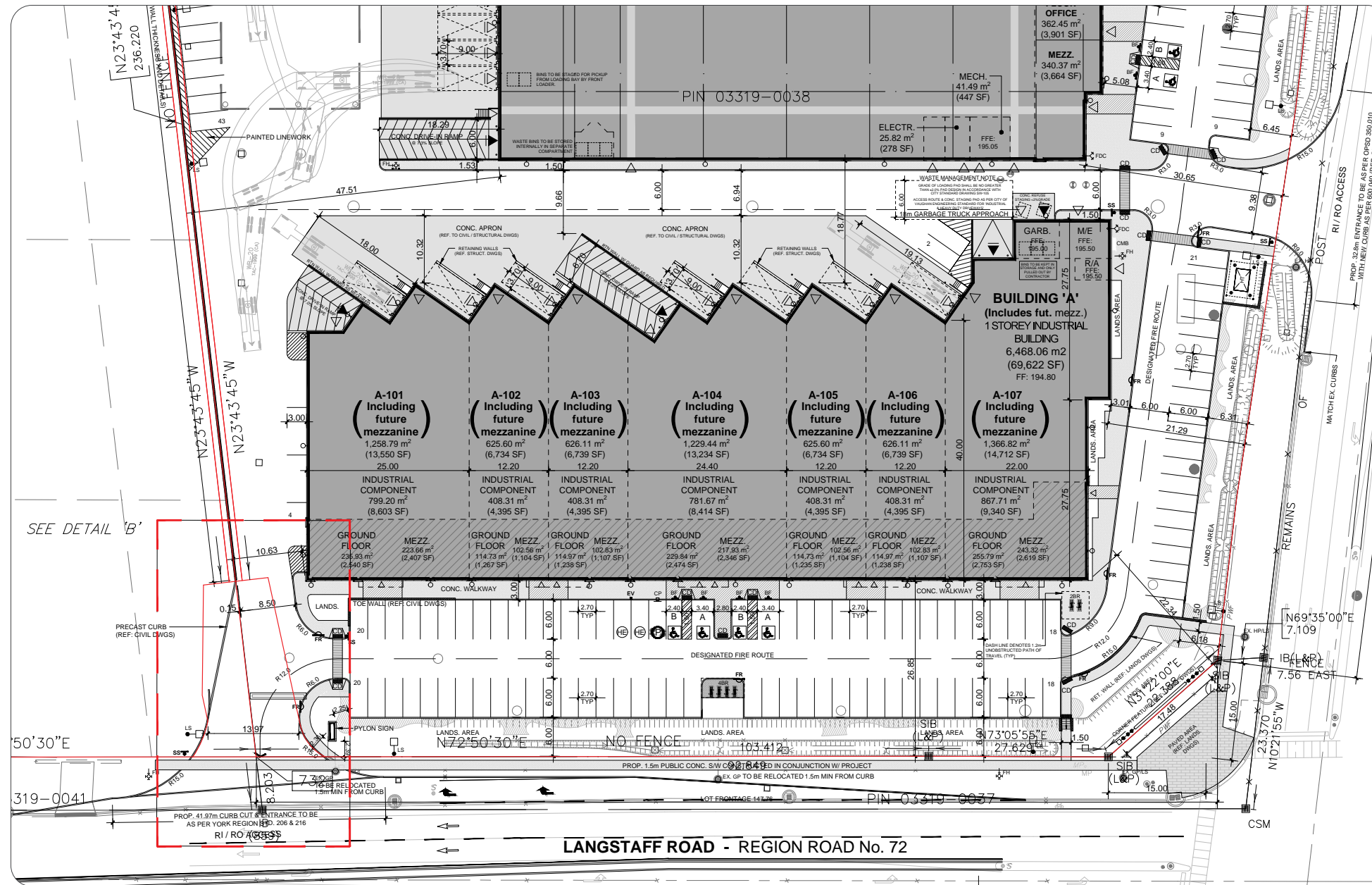
PURPOSE OF APPLICATIONS

- To seek consent for shared easements between the subject lands for purposes of vehicular access

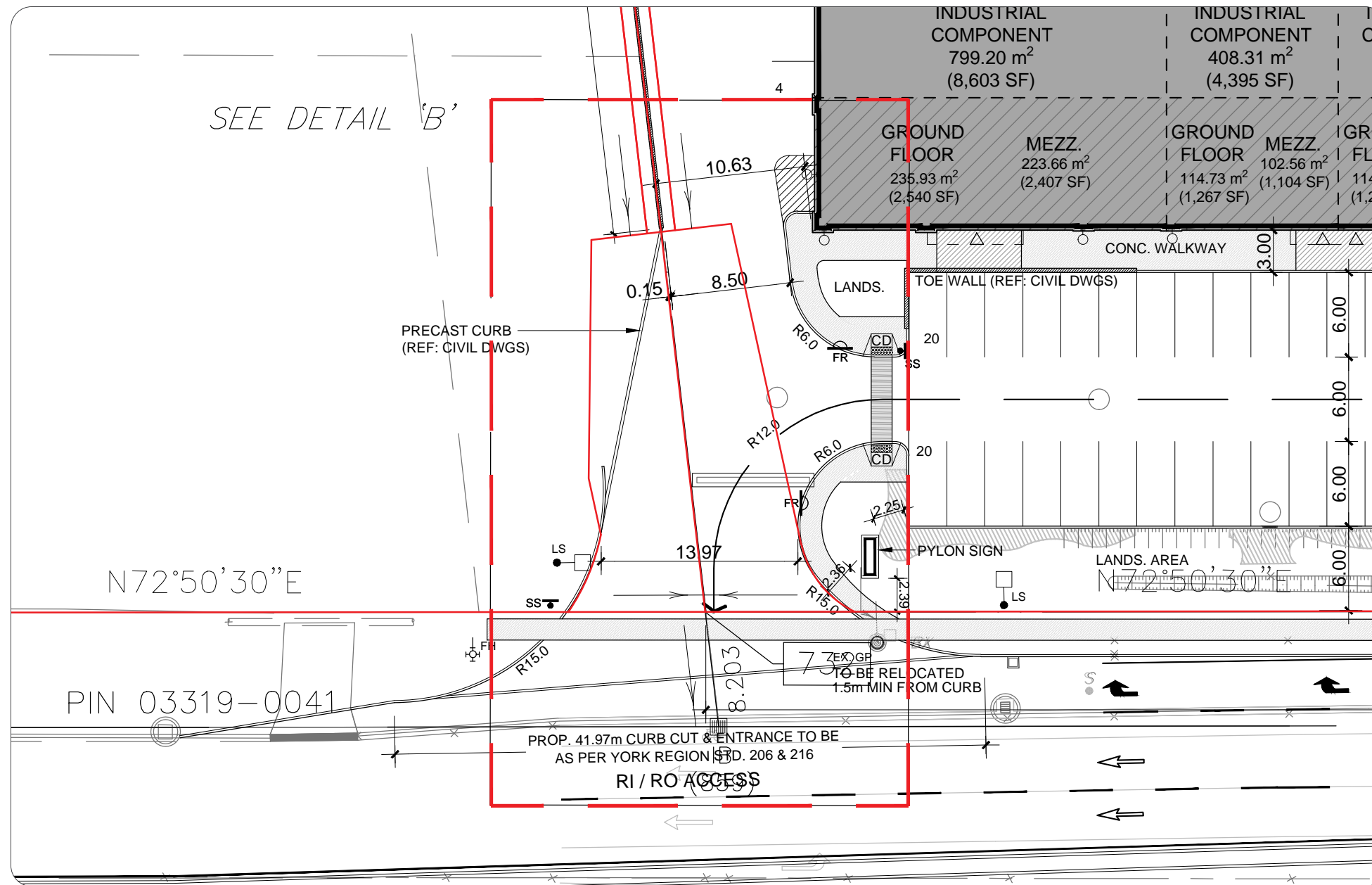
PROPOSED EASEMENTS (PART LOT 10, CON 11)



PROPOSED EASEMENTS (8554 HUNTINGTON ROAD)



PROPOSED EASEMENTS (8554 HUNTINGTON ROAD)



PLANNING TEST

- The Consent applications have appropriate regard for matters of Provincial interest under Section 2 (f) of the *Planning Act*.

Section 2 (f): “*the adequate provision and efficient use of communication, **transportation**, sewage and water services and waste management systems;*”

Thank You
Comments & Questions?

Steven Pham, HBS, MScPI
Planner

905-738-8080 (ext. 312)
spham@westonconsulting.com



SCHEDULE D: PREVIOUS COA DECISIONS ON THE SUBJECT LAND

None