

To: Christine Vigneault, Committee of Adjustment Secretary Treasurer

From: Nancy Tuckett, Director of Development Planning

Date: October 18, 2023

Name of Owner: Zzen Developments Limited

Location: PIN 03319-0042 (west of 8554 Huntington Road)

File No.(s): B020/23

Proposal:

The Owner has submitted Consent Application File B020/23 to create an access easement and permit maintenance of a concrete toe wall along the shared property line in favour of the neighbouring lands to the east, municipally known as 8554 Huntington Road ("Dominant Lands"). The Subject Lands do not have a municipal address assigned.

Official Plan:

City of Vaughan Official Plan 2010 ('VOP 2010'): "Infrastructure and Utilities", "Prestige Employment" & "General Employment"

Comments:

On April 26, 2022, Council approved Zoning By-law Amendment File Z.20.030, while Site Development File DA.20.053 was approved January 31, 2023, to facilitate two multi-unit industrial buildings with ground floor accessory offices and surface parking spaces on the Dominant Lands. On May 24, 2023, the Owner submitted Site Development Application File DA.23.032 to facilitate a revision to the proposed driveway to accommodate shared vehicular access to the Subject Lands and 8554 Huntington Road. Consent is also being requested to permit the maintenance of the concrete toe wall that is proposed along the shared property line. The access and maintenance easements require municipal consent in the form of this application. The location of the proposed site access has been reviewed through DA.32.032 and is considered appropriate for the development and is not anticipated to have adverse impacts to the function of Langstaff Road.

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

Accordingly, the Development Planning Department has no objection to the requested easements and is of the opinion that the proposal conforms to VOP 2010, and the consent criteria stipulated in Section 51(24) of the Planning Act, R.S.O. 1990, c P.13.

Recommendation:

The Development Planning Department recommends approval of the application.

Conditions of Approval:

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

None.

Comments Prepared by:

Joshua Cipolletta, Planner
David Harding, Senior Planner