

July 25, 2024

To: Committee of Adjustments
City of Vaughan

**SUBJECT: Request for minor variance to allow opening a Veterinary Clinic at
2620 Rutherford Road**

The following application is submitted to request a minor variance to Zoning by-law 001-2021 and permit the establishment of a Veterinary Clinic. The property is zoned as EMU zoning with a condition on establishment of a veterinary clinic as stated in Additional requirements to Table 8-2 of the by-law: "This use shall only be permitted as part of a mixed-use development and the total amount of gross floor area of all uses subject to this provision shall be limited to a maximum of 30% of the gross floor area of all uses on the lot."

There are many businesses/establishments (medical offices/restaurants/pet store) currently operating on this property, which exceeds the 30% mixed-use development gross floor area. Currently there is a music school (Kollari Institute of Music) operating at the property of interest and the owner is looking to sell the units (5-7). **I am interested in relocating my current veterinary clinic (Keele Rutherford Animal Hospital – 9222 Keele Street, Vaughan, ONT L4K 5A3) to this location (Unit 6 & 7 – 2620 Rutherford Road, Vaughan, ONT L4K 0H1). Unit 5 and the upstairs portion of the property will be leased by current tenant (Kollari Institute of Music) and will continue to operate their business from this unit. I kindly request a minor variance to the condition (Table 8-2) and permit me to open a veterinary clinic in Unit 6 & 7 of 2620 Rutherford Road.**

I have included (previously) the required documents for your review and consideration. If you have any questions or require any additional information, please feel free to contact me. I appreciate your help and understanding in this matter, thank you very much!

Sincerely,
Dr. Shankar Kothawar