

ITEM: 6.16	REPORT SUMMARY MINOR VARIANCE APPLICATION FILE NUMBER A129/24
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Report Date: September 6, 2024

**THIS REPORT CONTAINS COMMENTS FROM THE FOLLOWING
DEPARTMENTS & AGENCIES (SEE SCHEDULE B):**

Additional comments from departments and agencies received after the publication of the report will be made available on the City's [website](#).

Internal Departments <small>*Comments Received</small>	Conditions Required		Nature of Comments
Committee of Adjustment	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	General Comments
Building Standards (Zoning)	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	General Comments
Development Planning	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Application Under Review
Development Engineering	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	General Comments w/Conditions
Development Finance	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	General Comments

External Agencies <small>*Comments Received</small>	Conditions Required		Nature of Comments <small>*See Schedule B for full comments</small>
Alectra	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	General Comments
TRCA	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	General Comments
Region of York	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	General Comments

PUBLIC & APPLICANT CORRESPONDENCE (SEE SCHEDULE C)				
<p>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.</p>				
Correspondence Type	Name	Address	Date Received <small>(mm/dd/yyyy)</small>	Summary
Applicant			09/06/2024	Application Cover Letter

BACKGROUND (SCHEDULE D, IF REQUIRED)	
<p><small>* Background Information contains historical development approvals considered to be related to this file. This information should not be considered comprehensive.</small></p>	
Application No. (City File)	Application Description <small>(i.e. Minor Variance Application; Approved by COA / OLT)</small>
A085/18	COA; APPROVED (September 27, 2018)
A084/18	COA; APPROVED (September 27, 2018)
A344/17	COA; APPROVED (January 25, 2018)
A357/13	COA; APPROVED (January 30, 2014)

ADJOURNMENT HISTORY	
<small>* Previous hearing dates where this application was adjourned by the Committee and public notice issued.</small>	
Hearing Date	Reason for Adjournment (to be obtained from NOD_ADJ)
None	N/A

SCHEDULES	
Schedule A	Drawings & Plans Submitted with the Application
Schedule B	Comments from Agencies, Building Standards & Development Planning
Schedule C (if required)	Public & Applicant Correspondence
Schedule D (if required)	Background



MINOR VARIANCE APPLICATION FILE NUMBER A129/24

CITY WARD #:	4
APPLICANT:	York Major Holdings Inc.
AGENT:	Ryan Mino Leahan – KLM Planning Partners Inc.
PROPERTY:	1840-1890 Major Mackenzie Drive, Vaughan
ZONING DESIGNATION:	See Below
VAUGHAN OFFICIAL PLAN (2010) DESIGNATION:	Vaughan Official Plan 2010 ('VOP 2010'): "Community Commercial Mixed-Use" by Volume 2, Section 12.3 Keele Valley Landfill Area.
RELATED DEVELOPMENT APPLICATIONS:	DA.24.026, Z.22.044, A343/17, B035/17 & B010/18
PURPOSE OF APPLICATION:	Relief from the Zoning By-law is being requested to permit the construction of a new one-storey multi-unit commercial building (shown as "Building E" on the plans submitted) and to facilitate related Site Development Application DA.24.026.

The following variances have been requested from the City's Zoning By-law:

The subject lands are zoned *EM1-Prestige Employment Zone* and subject to the provisions of Exception 14.756 under Zoning By-law 001-2021, as amended.

#	Zoning By-law 001-2021	Variance requested
1	A minimum of 1 (one) long term bicycle parking space is required [Table 6-8].	To permit 0 (zero) long-term bicycle parking space.
2	A short-term bicycle parking space shall have a minimum setback of 3.0 m from a parking area [Section 6.5.5.2.b.].	To permit the provided short-term bicycle parking space have a minimum setback of 0.81m from a parking space.

The subject lands are zoned *M1-Restricted Industrial Zone* and subject to the provisions of Exception 9(1097) under Zoning By-law 1-88, as amended.

	Zoning By-law 1-88	Variance requested
3	A minimum of 9m exterior side yard is required [Schedule A].	To permit a minimum of 6m exterior side yard.

HEARING INFORMATION

DATE OF MEETING: Thursday, September 12, 2024

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.

HEARING INFORMATION

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.

Section 45(1) of the Planning Act sets the criteria for authorizing minor variances to the City of Vaughan's Zoning By-law. Accordingly, review of the application may consider the following:

That the general intent and purpose of the by-law will be maintained.

That the general intent and purpose of the official plan will be maintained.

That the requested variance(s) is/are acceptable for the appropriate development of the subject lands.

That the requested variance(s) is/are minor in nature.

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

Date Public Notice Mailed:	August 29, 2024
Date Applicant Confirmed Posting of Sign:	August 27, 2024
Applicant Justification for Variances: <small>*As provided in Application Form</small>	The reduction in landscape strip affects only a small portion of the site and is consistent with the overall character of the surrounding commercial village.
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>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
COMMENTS:	
None	
Committee of Adjustment Recommended Conditions of Approval:	None

BUILDING STANDARDS (ZONING)

**See Schedule B for Building Standards (Zoning) Comments

Building Standards Recommended Conditions of Approval:	None
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DEVELOPMENT PLANNING

**See Schedule B for Development Planning Comments.

Development Planning Recommended Conditions of Approval:	TBD
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DEVELOPMENT ENGINEERING

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

Development Engineering Department does not object to the Minor Variance application A129/24, to permit a proposed 26.72m high mausoleum subject to the following condition(s).

Development Engineering Recommended Conditions of Approval:	The Owner / Applicant shall obtain approval for the related Site Development Application (DA.24.026) from the Development Engineering (DE) Department.
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PARKS, FORESTRY & HORTICULTURE (PFH)

No comments received to date.

PFH Recommended Conditions of Approval:	None
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DEVELOPMENT FINANCE

No comment no concerns.

DEVELOPMENT FINANCE

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

No comments received to date.

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

No comments received to date.

Building Inspection Recommended Conditions of Approval:	None
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FIRE DEPARTMENT

No comments received to date.

Fire Department Recommended Conditions of Approval:	None
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RECOMMENDED CONDITIONS OF APPROVAL SUMMARY

Should the Committee find it appropriate to approve this application in accordance with request and the sketch submitted with the application, as required by Ontario Regulation 200/96, the following conditions have been recommended:

#	DEPARTMENT / AGENCY	CONDITION
1	Development Planning Alyssa.pangilinan@vaughan.ca	TBD
2	Development Engineering Rex.bondad@vaughan.ca	The Owner / Applicant shall obtain approval for the related Site Development Application (DA.24.026) from the Development Engineering (DE) Department.

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.

IMPORTANT INFORMATION

CONDITIONS: It is the responsibility of the owner/applicant and/or authorized agent to obtain and provide a clearance letter from respective department and/or agency (**see condition chart above for contact**). This letter must be provided to the Secretary-Treasurer to be finalized. All conditions must be cleared prior to the issuance of a Building Permit.

APPROVALS: Making any changes to your proposal after a decision has been made may impact the validity of the Committee's decision.

An approval obtained from the Committee of Adjustment, where applicable, is tied to the building envelope shown on the plans and drawings submitted with the application and subject to the variance approval.

A building envelope is defined by the setbacks of the buildings and/or structures shown on the plans and drawings submitted with the application, as required by Ontario Regulation 200/96. Future development outside of an approved building envelope, where a minor variance was obtained, must comply with the provisions of the City's Zoning By-law.

Elevation drawings are provided to reflect the style of roof (i.e. flat, mansard, gable etc.) to which a building height variance has been applied. Where a height variance is approved, building height is applied to the style of roof (as defined in the City's Zoning By-law) shown on the elevation plans submitted with the application.

Architectural design features that are not regulated by the City's Zoning By-law are not to be considered part of an approval unless specified in the Committee's decision.

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.

IMPORTANT INFORMATION

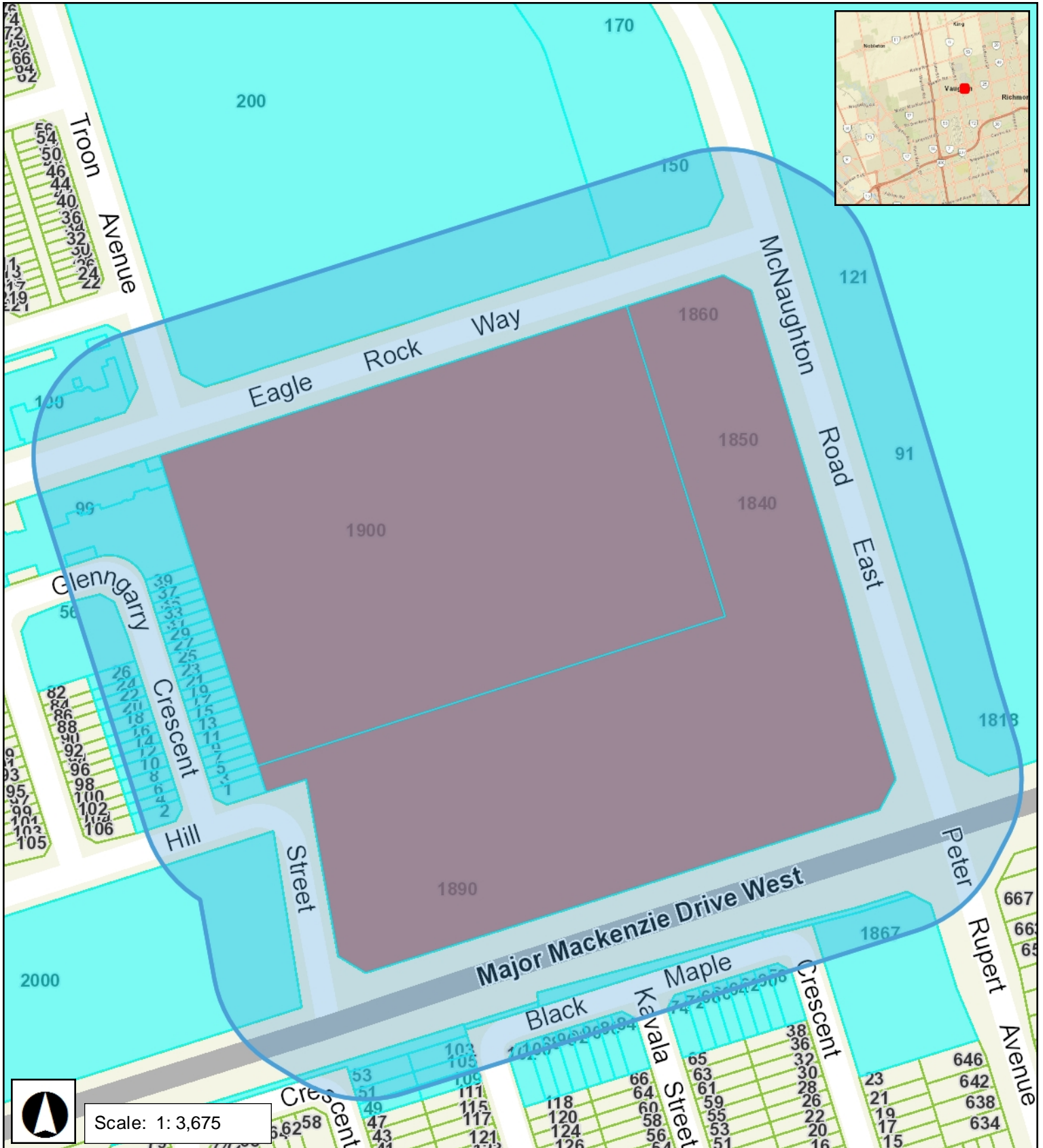
That the payment of the City Development Charge, if required, is payable to the City of Vaughan before issuance of a building permit in accordance with the Development Charges Act and the City's Development Charges By-law in effect at the time of payment.

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.

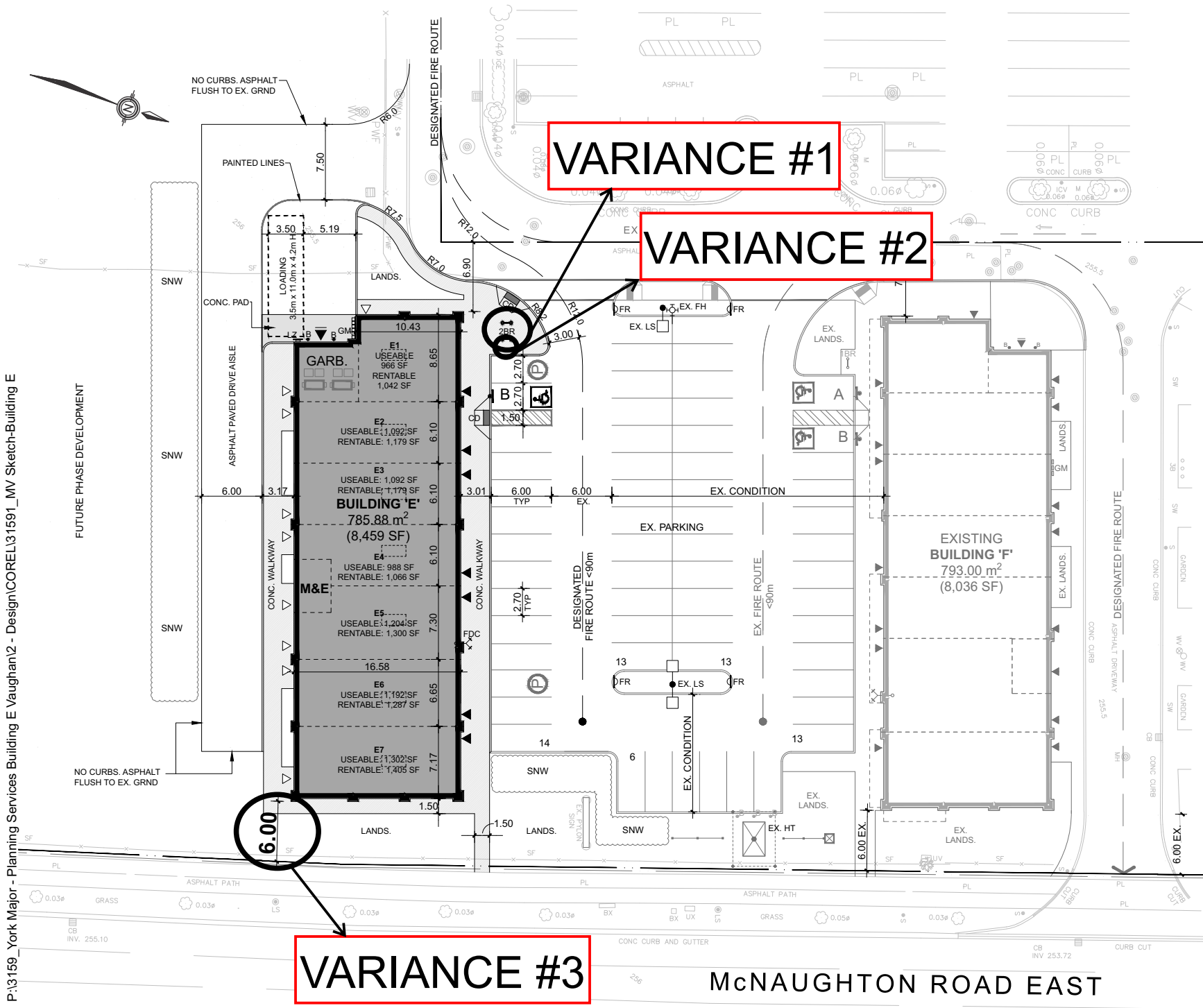
NOTICE OF DECISION: If you wish to be notified of the decision in respect to this application or a related Ontario Land Tribunal (OLT) hearing you must complete a Request for Decision form and submit to the Secretary Treasurer (ask staff for details). In the absence of a written request to be notified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

SCHEDULE A: DRAWINGS & PLANS



Minor Variance Application (1840 Major Mackenzie Drive West - Building E)

RECEIVED
By Christine Vigneault at 9:30 am, Aug 17, 2024



Proposed Variances

1. To permit no long-term bicycle parking space whereas Zoning By-law 1-21 requires a minimum of one (1) long term bicycle parking space [Table 6-8].
2. To permit the provided short-term bicycle parking space to have a minimum setback of 0.81m from a parking space whereas Zoning By-law 1-21 requires one (1) short-term bicycle parking space located within a minimum setback of 3.0m from a parking area [Section 6.5.5.2.b.].
3. To permit a minimum 6.0 m exterior side yard, whereas By-law 1-88 requires a minimum 9.0m exterior side yard [Schedule A].

P:\3169_York Major - Planning Services Building E Vaughan2 - Design\COREL\31591_MV_Sketch-Building E

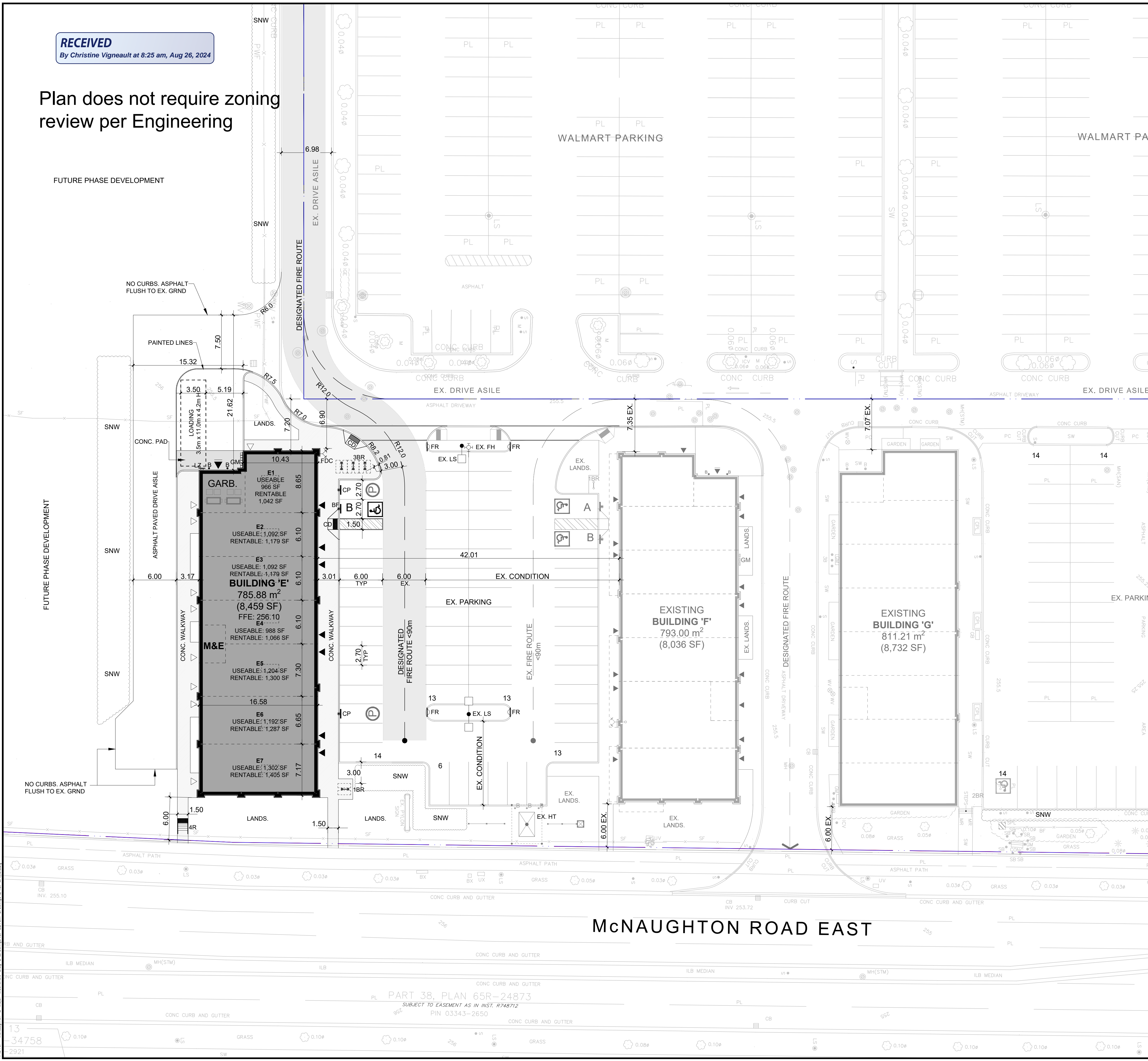
NOT TO SCALE
JULY 2024



McNAUGHTON ROAD EAST

RECEIVED
By Christine Vigneault at 8:25 am, Aug 26, 2024

Plan does not require zoning review per Engineering



KEY PLAN CITY OF VAUGHAN N.T.S.

LEGAL DESCRIPTION
PLAN OF SUBDIVISION OF
PART OF BLOCK 5
LOTS 103, 106 & 107
REGISTERED PLAN 65M-4061
CONCESSION 3
CITY OF VAUGHAN
THE REGIONAL MUNICIPALITY OF YORK

SITE STATISTICS

SITE AREA SUBJECT LANDS	88,438.68 m ² or 21.854 Ac or 8,844 ha
ZONING	As per Zoning By Law 1-88 M1 9(1097) - RESTRICTED INDUSTRIAL As per Zoning By Law 001-2021 EM1-756 - PRESTIGE EMPLOYMENT ZONE
EXISTING PHASE II (BLDG 'B')	14,892.98 m ² or 3,888 AC
TOTAL BUILDING AREA (GFA)	4,009.81 m ² (63,161 SF)
PARKING PROVIDED:	170 spaces
EXISTING PHASE III (BLDG 'G' & BLDG 'H')	5,604.19 m ² or 1,414 AC
TOTAL BUILDING AREA (GFA)	1,828.32 m ² (19,880 SF)
PARKING PROVIDED:	70 spaces
EXISTING PHASE IV (BLDG 'F')	4,934.63 m ² or 1,219 AC
TOTAL BUILDING AREA (GFA)	793.00 m ² (8,036 SF)
PARKING PROVIDED:	59 spaces

PROPOSED DEVELOPMENT | PHASE V (BLDG 'E')

DEVELOPMENT LANDS AREA	45,980.50 m ² or 11.36 Acres
REQUIRED	PROVIDED
LOT FRONTAGE (MUNAUGHTON RD E)	60.0 m (MIN) ± 275.00 m
EXTERIOR SIDE (EAST)	9.0 m (MIN) EX. 6.00 m
INTERIOR SIDE (WEST)	6.0 m (MIN) EX. 6.54 m
FRONT YARD (NORTH)	9.0 m (MIN) EX. 6.10 m
REAR SIDE (SOUTH)	15.0 m (MIN) EX. 6.00 m
BUILDING 'E' - Mercantile	785.88 m ² or 8,459 SF
TOTAL GFA (B + G + H + F + E)	7,417.01 m ² or 79,836 SF
SITE COVERAGE	16.13 %
LANDSCAPED AREA	24,233.30 m ² or 52.70 %
PAVED AREA	14,330.19 m ² or 31.17 %

BUILDING HEIGHT (MAX)	11.0 m	10.40 m
PHASE II (BLDG 'B')	140 spaces	173 spaces
PHASE III (BLDG 'G' & 'H')	64 spaces	70 spaces
PHASE IV (BLDG 'F')	28 spaces	30 spaces
PHASE V (BLDG 'E')	28 spaces	29 spaces
TOTAL PARKING	260 spaces	302 spaces
ACCESSIBLE PARKING	7 spaces	9 spaces
LOADING SPACES (3.5m x 11.0m x 4.2)	1 space	3 spaces
SNOW STORAGE	2% or 920 m ²	2.7% or ±1,235 m ²

SYMBOL LEGEND

- MAN DOOR LOCATION
- PRINCIPAL ENTRANCE LOCATION
- LOADING DOCK DOOR LOCATION
- DRIVE-IN OVERHEAD DOOR LOCATION
- FIRE HYDRANT & VALVE
- CATCH BASIN (REF. CIVIL DWGS)
- DOUBLE CATCH BASIN (REF. CIVIL DWGS)
- STORM SEWER MANHOLE (REF. CIVIL DWGS)
- SANITARY SEWER MANHOLE (REF. CIVIL DWGS)
- LIGHT STANDARD (REF. ELEC. DWGS)
- BICYCLE RING (REF. LANDS. DWGS)
- FIRE DEPARTMENT CONNECTION
- ACCESSIBLE PARKING (REF. A-1.1)
- GAS METERS LOCATION
- IMPRESSIONED ASPHALT - SEE LANDS. PLANS
- CURB DEPRESSION / RAMP (REF. A-1.1)
- CONC. FILLED STEEL BOLLARD (REF. A-1.1)
- BARRIER-FREE / ACCESSIBLE PARKING SIGN (REF. A-1.1)
- FIRE ROUTE SIGN (REF. A-1.1)
- STOP SIGN (REF. A-1.1)
- LOADING ZONE SIGN (REF. A-1.1)
- HYDRO TRANSFORMER (REF. ELEC. DWGS)
- SNOW STORAGE / PILES
- WASTE STORAGE BIN 2.3 m³ (3 yds)
- CARPOOL SPACE
- CARPOOL SIGN (REF. A-1.1)

TRUE NORTH

PROJECT NORTH

McNAUGHTON ROAD EAST

PART 38, PLAN 65R-24873
SUBJECT TO EASEMENT AS IN INST. R748712
PIN 03343-2650

No.	ISSUED	DATE
1	ISSUED FOR PAC	OCT. 25, 2023
2	ISSUED FOR SPA 1ST SUBMISSION	MAR. 01, 2024
3	ISSUED FOR COORDINATION	APRIL. 23, 2024
4	RE-ISSUED FOR SPA 2ND SUBMISSION	JUN. 10, 2024
5	ISSUED FOR PERMIT	JUNE 14, 2024
6	RE-ISSUED FOR SPA 3RD SUBMISSION	AUG. 12, 2024

2	REVISED TO SUIT MUNICIPAL COMMENTS	AUG. 12, 2024
1	REVISED TO SUIT MUNICIPAL COMMENTS	JUN. 04, 2024

BALDASSARRA
Architects Inc.

30 Great Gulf Drive, Unit 20 | Concord ON | L4K 0K7
T. 905.660.0722 | www.baldassarra.ca



OWNERS INFORMATION:

McNaughton & Major Mackenzie Ph.5
1840 MAJOR MACKENZIE DRIVE,
VAUGHAN, ON

ENLARGED SITE PLAN

DA.24.026

DATE:	DRAWN BY:	CHECKED:	SCALE:
JUNE 2023	DW		1:250

PROJECT No. 24-01 DRAWING No. **A-1.0**

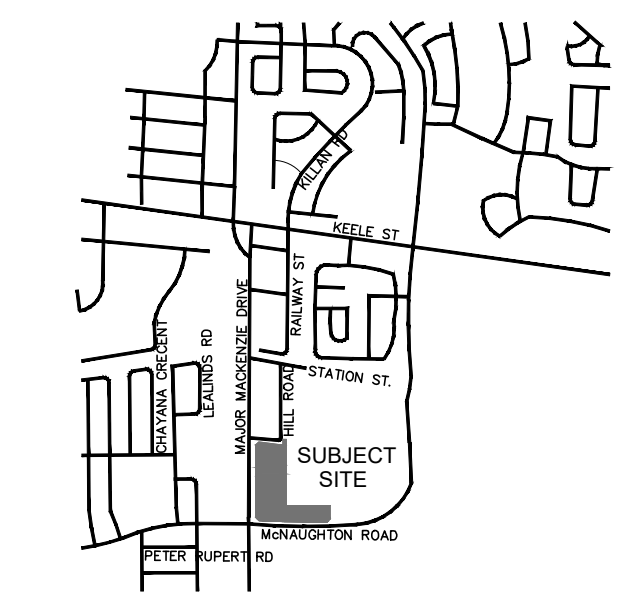
RECEIVED
By Christine Vigneault at 7:49 am, Sep 06, 2024

Plans not reviewed by zoning as per DE

WALMART PARKING

WALMART PARKING

KEY PLAN CITY OF VAUGHAN N.T.S.



LEGAL DESCRIPTION
PLAN OF SUBDIVISION OF
PART OF BLOCK 5
LOTS 103, 106 & 107
REGISTERED PLAN 65M-4061
CONCESSION 3
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DEVELOPMENT LANDS AREA	45,980.50 m ² or 11.36 Acres	REQUIRED	PROVIDED
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REAR SIDE (SOUTH)	15.0 m (MIN)	EX. 6.00 m	
BUILDING 'E' - Mercantile	785.88 m ² or 8,459 SF		

TOTAL GFA (B + G + H + F + E)	7,417.01 m ² or 79,836 SF
SITE COVERAGE	16.13 %
LANDSCAPED AREA	24,233.30 m ² or 52.70 %
PAVED AREA	14,330.19 m ² or 31.17 %
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PHASE II (BLDG 'B')	140 spaces / 173 spaces
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ACCESSIBLE PARKING	7 spaces / 9 spaces
LOADING SPACES (3.5m x 11.0m x 4.2)	1 space / 3 spaces
SNOW STORAGE	2% or 920 m ² / 2.7% or ±1,235 m ²

SYMBOL LEGEND

MAN DOOR LOCATION	TRUE NORTH
PRINCIPAL ENTRANCE LOCATION	PROJECT NORTH
LOADING DOCK DOOR LOCATION	
DRIVE-IN OVERHEAD DOOR LOCATION	
FIRE HYDRANT & VALVE	
CATCH BASIN (REF. CIVIL DWGS)	
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SANITARY SEWER MANHOLE (REF. CIVIL DWGS)	
LIGHT STANDARD (REF. ELEC. DWGS)	
BICYCLE RING (REF. LANDS. DWGS)	
FIRE DEPARTMENT CONNECTION	
ACCESSIBLE PARKING (REF. A-1.1)	
GAS METERS LOCATION	
IMPRESSIONED ASPHALT - SEE LANDS. PLANS	
CURB DEPRESSION / RAMP (REF. A-1.1)	
CONC. FILLED STEEL BOLLARD (REF. A-1.1)	
BARRIER-FREE / ACCESSIBLE PARKING SIGN (REF. A-1.1)	
FIRE ROUTE SIGN (REF. A-1.1)	
STOP SIGN (REF. A-1.1)	
LOADING ZONE SIGN (REF. A-1.1)	
HYDRO TRANSFORMER (REF. ELEC. DWGS)	
SNOW STORAGE / PILES	
WASTE STORAGE BIN 2.3 m ³ (3 yds)	
CARPOOL SPACE	
CARPOOL SIGN (REF. A-1.1)	

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1	REVISED TO SUIT MUNICIPAL COMMENTS	JUN. 04, 2024



30 Great Gulf Drive, Unit 20 | Concord ON | L4K 0K7
T. 905.660.0722 | www.baldassarra.ca

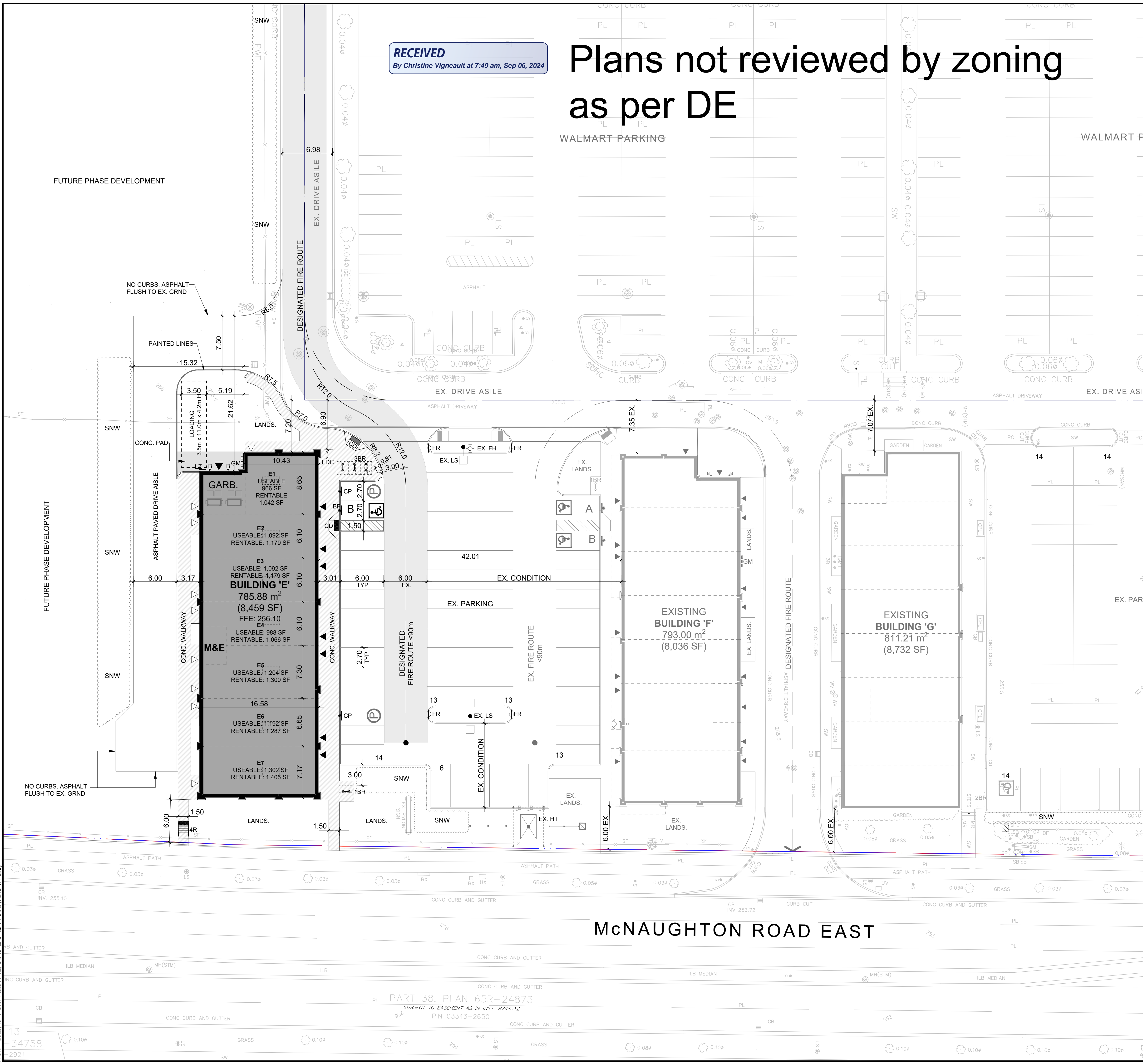


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1840 MAJOR MACKENZIE DRIVE,
VAUGHAN, ON

ENLARGED SITE PLAN

DA.24.026			
DATE:	DRAWN BY:	CHECKED:	SCALE:
JUNE 2023	DW		1:250
PROJECT No.	DRAWING No.		
24-01	A-1.0		



McNAUGHTON ROAD EAST

PART 38, PLAN 65R-24873
SUBJECT TO EASEMENT AS IN INST. R748712
PIN 03343-2650

13
34758
2021

**SCHEDULE B:
COMMENTS FROM AGENCIES, BUILDING STANDARDS &
DEVELOPMENT PLANNING**

Department / Agency <small>*Comments Received</small>	Conditions Required		Nature of Comments
Building Standards (Zoning) *See Schedule B	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	General Comments
Development Planning	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Application Under Review
Alectra	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	General Comments
TRCA	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	General Comments
Region of York	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	General Comments

From: [Mahsa Javadi](#) on behalf of [Engineering Admin](#)
To: [Christine Vigneault](#)
Cc: [Committee of Adjustment](#)
Subject: [External] RE: A129/24 (1840 - 1900 Major Mackenzie Drive) - REQUEST FOR COMMENTS, CITY OF VAUGHAN
Date: Thursday, July 25, 2024 12:08:43 PM
Attachments: [image002.png](#)
[image003.png](#)
[image004.png](#)
[A129-24.pdf](#)

CAUTION! This is an external email. Verify the sender's email address and carefully examine any links or attachments before clicking. If you believe this may be a phishing email, please use the Phish Alert Button.

Good morning,

Please see attached comments for file No A129-24.

Regards



Mahsa Javadi
Engineering Clerk
161 Cityview Blvd. Vaughan, ON L4H 0A9
t 905-798-2802
alectrautilities.com

From: Christine Vigneault <Christine.Vigneault@vaughan.ca>
Sent: Wednesday, July 24, 2024 4:09 PM
To: rowcentre@bell.ca; carrie.gordon@bell.ca; developmentservices@york.ca; yorkplan@trca.ca; Engineering Admin <engineeringadmin@powerstream.ca>; TCEnergy@mhbcpplan.com; Real_EstateCanada@cpr.ca; proximity@cn.ca; planning.services@yrdsb.ca
Cc: Committee of Adjustment <CofA@vaughan.ca>
Subject: A129/24 (1840 - 1900 Major Mackenzie Drive) - REQUEST FOR COMMENTS, CITY OF VAUGHAN

NOT FROM ALECTRA! Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

Please email comments and recommendations on the above noted application to cofa@vaughan.ca. If you wish to be notified of the decision, please confirm in writing.

The deadline to submit comments on this application is **August 12, 2024**.

Should you have any questions or require additional information please contact the undersigned.

Committee of Adjustment, City of Vaughan
Cofa@vaughan.ca
905-832-8504

City of Vaughan | Office of the City Clerk
2141 Major Mackenzie Dr., Vaughan ON L6A 1T1

vaughan.ca

This e-mail, including any attachment(s), may be confidential and is intended solely for the attention and information of the named addressee(s). If you are not the intended recipient or have received this message in error, please notify me immediately by return e-mail and permanently delete the original transmission from your computer, including any attachment(s). Any unauthorized distribution, disclosure or copying of this message and attachment(s) by anyone other than the recipient is strictly prohibited.

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To: Committee of Adjustment

From: Niloufar Youssefi, Building Standards Department

Date: July 24, 2024

Applicant: KLM Planning

Location: 1840, 1850, 1860, 1890 & 1900 Major Mackenzie Drive
PLAN 65M4061 Part of Block 5
CONC 3 Part of Lot 21

File No.(s): A129/24

Zoning Classification:

The subject lands are zoned *EM1-Prestige Employment Zone* and subject to the provisions of Exception 14.756 under Zoning By-law 001-2021, as amended.

#	Zoning By-law 001-2021	Variance requested
1	A minimum of 1 (one) long term bicycle parking space is required [Table 6-8].	To permit 0 (zero) long-term bicycle parking space.
2	A short-term bicycle parking space shall have a minimum setback of 3.0 m from a parking area [Section 6.5.5.2.b.].	To permit the provided short-term bicycle parking space have a minimum setback of 0.81m from a parking space.

The subject lands are zoned *M1-Restricted Industrial Zone* and subject to the provisions of Exception 9(1097) under Zoning By-law 1-88, as amended.

#	Zoning By-law 1-88	Variance requested
3	A minimum of 9m exterior side yard is required [Schedule A].	To permit a minimum of 6m exterior side yard.

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.

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.
2	The subject lands may be subject to the Oak Ridges Moraine Conservation Act, RSO 2001.

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.

From: [Cameron McDonald](#)
To: [Committee of Adjustment](#)
Subject: [External] RE: A129/24 (1840 - 1900 Major Mackenzie Drive) - REQUEST FOR COMMENTS, CITY OF VAUGHAN
Date: Friday, July 26, 2024 1:37:58 PM
Attachments: [image002.png](#)

CAUTION! This is an external email. Verify the sender's email address and carefully examine any links or attachments before clicking. If you believe this may be a phishing email, please use the Phish Alert Button.

Good afternoon,

Based on a review of our screening mapping, I can confirm that the subject property is not located within TRCA's Regulated Area. As such, any site alteration or development on the property would not require a permit from TRCA.

Based on the above, we have no comments/requirements.

Regards,

Cameron McDonald

Planner I

Development Planning and Permits | Development and Engineering Services

T: [\(437\) 880-1925](tel:(437)880-1925)

E: cameron.mcdonald@trca.ca

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



From: [Development Services](#)
To: [Christine Vigneault](#)
Cc: [Committee of Adjustment](#)
Subject: [External] RE: A129/24 (1840 - 1900 Major Mackenzie Drive) - REQUEST FOR COMMENTS, CITY OF VAUGHAN
Date: Friday, August 16, 2024 10:47:05 AM
Attachments: [image001.png](#)
[image003.png](#)

CAUTION! This is an external email. Verify the sender's email address and carefully examine any links or attachments before clicking. If you believe this may be a phishing email, please use the Phish Alert Button.

Hi Christine,

The Regional Municipality of York has completed its review of the minor variance application – A129/24 (1840 – 1900 Major Mackenzie Drive) and has no comment.

Please note comments will continue to be provided through the related Site Plan (SP.24.V.0067).

Please provide us with a digital copy of the notice of decision for our records.

Many thanks,

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.

Niranjan Rajevan, M.Pl. | Associate Planner, Development Planning | Economic and Development Services Branch | Corporate Services Department

The Regional Municipality of York | 17250 Yonge Street | Newmarket, ON L3Y 6Z1
1-877-464-9675 ext. 71521 | niranjan.rajevan@york.ca | www.york.ca

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



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

Please consider the environment before printing this email.

SCHEDULE C: PUBLIC & APPLICANT CORRESPONDENCE

Correspondence Type	Name	Address	Date Received (mm/dd/yyyy)	Summary
Applicant			07/17/2024	Application Cover Letter



RECEIVED

By Christine Vigneault at 7:49 am, Sep 06, 2024

64 JARDIN DRIVE, UNIT 1B
CONCORD, ONTARIO L4K 3P3

T 905.669.4055

KLMPLANNING.COM

File: P-3159

September 4, 2024

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

**Attention: Christine Vigneault, AMP, ACST
Manager, Development Services & Secretary Treasurer to the Committee of Adjustment**

**RE: Minor Variance Application
c/o York Major Holdings Inc.
York Major Village – Building “E”
Part of Block 5, Registered Plan 65M-4061
1840, 1850, 1860, 1890 and 1900 Major Mackenzie Drive West
City of Vaughan, Region of York**

Dear Ms. Vigneault,

KLM Planning Partners Inc. is the land use planning consultant representing York Major Holdings Inc. (the “**Owner**”), with regards to their lands known municipally as 1840, 1850, 1860, 1890, and 1900 Major Mackenzie Drive West, and legally described as Part of Block 5, Registered Plan 65M-4061 in the City of Vaughan (“**City**”) (the “**Subject Lands**”). The Subject Lands are part of a larger existing commercial development with a number of existing commercial uses including Marshall’s, Petsmart, eating establishments, and anchored by a large format Walmart store (the “**Overall Lands**”). The Overall Lands are approximately 88,358 m² in size with a frontage of +/- 275 metres on McNaughton Road East. The lands subject to the requested variance are situated on a portion of the Overall Lands.

The Subject Lands are designated “Community Commercial Mixed-Use” by The City of Vaughan Official Plan 2010. This designation permits a wide range of commercial uses that are planned to be developed with commercial buildings that allow for a variety of business uses to occur in close proximity to each other in order to assist the City in achieving its intensification objectives and meeting the commercial needs of residents and businesses.

The Subject Lands are zoned M1 – Restricted Industrial Zone, subject to exception 9(1097), by Zoning By-law 1-88, as amended. In addition to the permitted uses of the M1 Zone in By-law 1-88, Exception 9(1097) permits a range of commercial uses such as Eating Establishments, Take Out Restaurants, and Retail Stores which are capped at a Gross Floor Area (GFA) of 29,850 m² within the exception area. The Subject Lands are currently zoned EM1-Prestige Employment subject to Exception 14.756 under By-law 001-2021 (“1-21”) as amended. The site-specific zoning by-law permits a wide range of commercial uses including eating establishments and retail stores with a maximum GFA of 29,850m².

The Owner had previously submitted a number of site development applications (DA.17.116 & DA.13.060) for the Subject Lands to permit the construction of several one-storey multi-unit commercial buildings (“Building F”, “Building G” and “Building H”) on the Subject Lands. These applications also required variance applications for a reduction in the front yard setback, exterior side yard setback and minimum landscape strip among other things (City File: A357/13, A344/17, A084/18 and A085/18). The site development applications were approved by Vaughan City Council and the associated variances applications were approved by the Vaughan Committee of Adjustment in the past. All buildings previously approved by the City of Vaughan have since been constructed and occupied.

The Owner has recently submitted a site development Application (City File: DA.24.026) that will facilitate the development of an additional one-storey multi-unit commercial building (“Building E”) on the Subject Lands. The approved building will contain a total GFA of +/- 785.88 m² (8,459 ft²), of which approximately 727.88 m² (7,830 ft²) will be used for commercial purposes. The building will share a surface parking lot with the existing building “F” located immediately north of the Subject Lands, and in total 59 parking spaces and 3 barrier-free parking spaces will be provided to support both buildings.

Through the review of DA.24.026, zoning staff have identified a total of two (2) deficiencies which require relief; one (1) to Zoning By-law 1-21 and one (1) to Zoning By-law 1-88. Zoning By-law 1-21 is in effect City Wide, with the exception of site and area specific appeals. The Owner has By-law 1-21 under appeal in relation to the Subject Lands and thus staff have reviewed the site development application under both Zoning By-laws. While we do not believe we require a variance to Zoning By-law 1-21 as a result of the appeal, in order to move the project forward expeditiously, we are filing the variances together. This Minor Variance Application seeks relief from existing zoning standards to facilitate the aforementioned development. The following variances are requested from the Zoning By-law(s):

By-law 1-88

1. To permit an exterior side yard setback of 6.0 m, whereas By-law 1-88 requires an exterior side yard setback of 9.0m.

By-law 1-21

1. To permit eight (8) short-term bicycle parking spaces to be provided outside a building, whereas By-law 001-2021 requires a minimum of one (1) long-term bicycle parking space to be provided within a building and three (3) short-term bicycle parking spaces to be provided elsewhere.

This application has been prepared with consideration to the four tests for a minor variance as stipulated in the Planning Act which are discussed in detail in the following sections.

1. Do the variances maintain the general intent and purpose of the Official Plan?

As noted above, the Subject Lands are designated “Community Commercial Mixed-Use” by VOP 2010 which permits a wide range of commercial uses to support the commercial needs of residents and businesses. The proposed variances align with the general intent and purpose of the Official Plan by supporting the construction of a commercial building. The reduction in exterior side yard setback from 9.0 m to 6.0 m allows for uniformity in the setback for all buildings on the Subject Lands. As proposed, the proposed commercial building will maintain a consistent design aesthetic with the existing buildings on the Subject Lands contributing to the overall character and aesthetic of the area. Under policy 9.1.2.1, the Official Plan, it states that new development will respect and reinforce the existing and

planned context. Under this designation, new development will support an appropriate physical character that is compatible with its surroundings, and further under policy 9.1.2.2, the applications within established community areas will respect the setback of buildings from the street (subsection f). Both of these relevant policies call for a reinforcement of built form and overall character of the area, and maintaining consistency in building size, with little to no impact in regard to side yard setback demonstrates conformity with the Official Plan.

Further, in line with the Official Plan under Policy 4.2.1, there is increased emphasis on both improved accessibility for sustainable methods of transportation and ensuring adequate experiences for community members within commercial areas. By-law 1-21 includes specific provisions for long-term and short-term bicycle parking spaces. Given the GFA proposed, the new commercial building requires one (1) long-term bicycle parking space within the building and three (3) short-term bicycle parking spaces outside of the building to support commercial uses. The Owner is providing a total of eight (8) bicycle parking spaces to support the proposed commercial building, double the total number of bicycle parking spaces required by By-law 1-21. However, all of the bicycle parking spaces are proposed to be outside the building whereas the By-law requires one (1) long-term bicycle parking space to be within the building. Given the proposed commercial building is intended to accommodate approximately seven (7) smaller units, it becomes difficult and problematic to accommodate the long-term bicycle parking space within the building. Providing additional short-term bicycle parking spaces outside of the building provides access to all users of the commercial spaces and consolidates bicycle parking in an area that is convenient and accessible.

For both of the aforementioned reasons, the reduction in exterior side yard setback and the relocation of the bicycle parking spots are consistent with the general intent and purpose of the Official Plan.

2. Do the variances maintain the general intent and purpose of the Zoning By-law?

Currently, there are two Zoning By-laws that exist within the City of Vaughan. By-law 1-88 is in effect with respect to the Subject Lands due to an ongoing appeal of the new By-law 1-21. By-law 1-88 requires an exterior side yard setback of 9.0m within the M1 – Restricted Industrial Zone whereas an exterior side yard setback of 6.0m is proposed. By-law 1-21 is also in effect within the City but is under appeal with respect to the Subject Lands. The Subject Lands are Zoned EM1 – Prestige Employment by By-law 1-21, which requires a minimum exterior side yard setback of 4.5 meters. A variance to the side yard setback is only required under By-law 1-88 as the new zoning By-law 1-21 permits a minimum setback of 4.5m which is less than what is being proposed at 6.0m. The proposed setback of 6.0m is consistent with the past approvals given by the Committee of Adjustment, supports a consistent setback within the community and exceeds the minimum setback required by By-law 1-21. As the purpose of the Zoning By-laws is to implement the Official Plan, the proposed decrease in exterior side yard setback maintains the previously discussed character of the area and upholds the planned context.

The bicycle parking space requirements of By-law 1-21 are currently under appeal in regard to the Subject Lands, however Vaughan Zoning staff have been applying the zone standards from both By-laws 1-88 and 1-21 through the review of the site development application. The requirement for both long-term and short-term bicycle parking spaces is to promote alternative forms of active transportation to support the movement of people in the community. Given the commercial GFA proposed, one (1) long-term bicycle parking space is required inside the building, and three (3) short-term bicycle parking spaces are required outside the building for a total of four (4) spaces required. The owner is providing eight (8) short-term bicycle parking spaces outside of the building. Given the proposed commercial building is intended

to accommodate approximately seven (7) smaller units, it becomes difficult and problematic to accommodate the long-term bicycle parking space within the building. Providing additional short-term bicycle parking space outside of the building provides access to all users of the commercial spaces and consolidates bicycle parking in an area that is convenient and accessible.

The reduction in exterior side yard setback and support for more accessible bicycle parking space access meets the general intent and purpose of the Zoning By-laws.

3. Are the variances desirable for the appropriate development or use of the land, building, or structure

The reduction in exterior side yard setback allows Building “E” to have a consistent setback with surrounding buildings which have been approved through historical Minor Variance Applications. The reduction still provides sufficient opportunity for landscaping and buffering between the public right-of-way and the proposed building and will be reviewed and assessed through the related site development process (DA.24.026).

The variance in support of permitting additional short-term bicycle parking spaces to be located outside of the proposed building will allow for all bicycle parking on the site to be located together and will ensure it is visible and accessible to all employees and patrons of the multi-unit commercial building. Additional bicycle parking spaces are being provided and thus the provision of bicycle parking to support active and alternative forms of transportation is being maintained.

For the reasons noted above, it is our opinion that the proposed variances are desirable for the appropriate development of the land.

4. Are the variances minor in nature?

The proposed variances support an otherwise permitted building envelope with more efficient interior and exterior programming. The reduction in exterior side yard setback is already permitted under the jurisdiction of one By-law and poses no alteration to safety or access concerns given the specific site context. This variance would not alter the use or overall characteristics of the proposed building and would rather make it more closely aligned with the other buildings on the same lot.

The transition from an interior to exterior bicycle space is also minor in nature, and additional number of spaces are being provided to satisfy transportation demands. The short-term parking space presents no barriers to any potential users and aligns more closely with the character and permitted uses of the Subject Lands and surrounding area. The requested variances will not result in any adverse physical or functional impacts to the surrounding uses in consideration of the fact that the overall built form and massing are permitted.

For the reasons noted above, it is our opinion that the proposed modifications are minor in nature.

Conclusion

In conclusion, the proposed variances meet the four tests outlined in the Planning Act, are consistent with the City of Vaughan’s planning objectives and represent good land use planning.

In accordance with the requirements set out by the City of Vaughan Committee of Adjustment, please find enclosed the following materials:

1. Cover Letter, including an analysis of the four tests, prepared by KLM Planning Partners Inc., dated September 4, 2024
2. Committee of Adjustment Minor Variance Application Form, completed by KLM Planning Partners Inc., and submitted digitally through Vaughan's online portal containing the following:
 - Variance Chart
 - Structure Size Chart
 - Structure Setback Chart
 - Authorization Form
 - Permission to Enter & Acknowledgement of Public Information
 - Sworn Declaration Form
 - Tree Declaration Form
 - Site Plan, prepared by Baldassarra Architects Inc., dated, August 12th, 2024;
3. A fee in the amount of \$6,252.50 equating to the Major Development Application Fee couriered under a separate cover.

Thank you for your consideration. Should you require additional information or have any inquiries, please do not hesitate to contact the undersigned.

Yours truly,
KLM PLANNING PARTNERS INC.



Ryan Mino-Leahan, MCIP, RPP
Partner



Adam Fiorini, BSc
Junior Planner

SCHEDULE D: BACKGROUND

Application No. (City File)	Application Description <small>(i.e. Minor Variance Application; Approved by COA / OLT)</small>
A085/18	COA; APPROVED (September 27, 2018)
A084/18	COA; APPROVED (September 27, 2018)
A344/17	COA; APPROVED (January 25, 2018)
A357/13	COA; APPROVED (January 30, 2014)

NOTICE OF DECISION
MINOR VARIANCES

FILE NUMBER: A357/13

APPLICANT: YORK MAJOR HOLDINGS INC.

PROPERTY: Part of Lot 21, Concession 3, (Part of Block 5, Registered Plan 65M-4061, formerly municipally know as part of 1900 Major Mackenzie Drive, Maple).

ZONING: The subject lands are zoned M1, Restricted Industrial Zone, subject to Exception 9(1097), under By-law 1-88, as amended.

PURPOSE: To permit the construction of a proposed one-storey commercial retail plaza.

PROPOSAL:

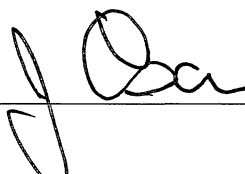
1. To permit a minimum parking ratio of 3.8 spaces per 100 m2 (70 parking spaces).
2. To permit a minimum front yard setback of 6.0 m.
3. To permit a minimum exterior side yard setback of 6.0 m.


BY-LAW REQUIREMENT:

1. A minimum parking ratio of 6 spaces per 100 m2 (110 parking spaces) is required.
2. A minimum front yard setback of 9.0 m is required.
3. A minimum exterior side yard setback of 9.0 m is required.

BACKGROUND INFORMATION: Other Planning Act Applications
The land which is the subject in this application was also the subject of another application under the Planning Act:
Consent Application:
B056/10 APPROVED - SEPT 2/10 (+21 year Lease in favour of WalMart)
Minor Variance Application
A168/13 APPROVED Aug 15, 2013 (Marshall's:min parking ratio of 4.2/100 m2 (170 parking spaces); min ext side yard =6.0 m; min rear setback of 14.28m to the proposed building & 10.88m to a proposed retaining wall.)
A150/10 APPROVED June 24, 2010 (Min 597 parking spaces; Min retail store GFA 12201m2 with an accessory pharmacy; Loading & unloading between a bldg & a street; Min rear yard setback 13.86m & Min ext. side yard setback 6.11m)
Draft Plan of Subdivision 19T-05V05(S) – APPROVED as per applicant.
ZONING
By-law No. 329-2006 – PASSED September 25, 2006.
By-law Nos. 140-2007, 141-2007, 142-2007 – PASSED May 7, 2007.
Site Plan Application DA.10.015 – ADOPTED by Council June 29, 2010. ✓

A sketch is attached illustrating the request.

MOVED BY: _____


SECONDED BY: _____


THAT the Committee is of the opinion that the variances sought, can be considered minor and are desirable for the appropriate development and use of the land. The general intent and purpose of the By-law and the Official Plan will be maintained.

THAT Application No. **A357/13, YORK MAJOR HOLDINGS INC.**, be **APPROVED**, in accordance with the sketches attached and subject to the following conditions:

1. Prior to final approval of Minor Variance Application A357/13, site servicing and grading plans for Development Application DA13-066 shall be approved, by the Development/Transportation Engineering Department, if required, to the satisfaction of the Development/Transportation Engineering Department;
2. That if the condition(s) listed above is/are not fulfilled and the Building Permit is not applied for within twelve (12) months of the date this decision becomes final and binding, the said decision shall expire and shall be deemed to have been annulled and rescinded by the Committee.**(PLEASE NOTE THAT THIS TIME PERIOD CANNOT BE EXTENDED IN ANY WAY, FAILURE TO MEET THIS DEADLINE WILL RESULT IN REQUIRING A NEW APPLICATION AND FEE.)**

VERY IMPORTANT: IT IS THE RESPONSIBILITY OF THE OWNER/APPLICANT AND/OR AGENT TO OBTAIN AND PROVIDE A CLEARANCE LETTER FROM EACH AGENCY AND/OR DEPARTMENT LISTED IN THE CONDITIONS WHETHER "IF REQUIRED" APPEARS IN THE CONDITION OR NOT, AND FORWARD THIS CLEARANCE LETTER TO THE SECRETARY-TREASURER AS SOON AS THE CONDITIONS ARE FULFILLED.


FAILURE TO COMPLY WITH THIS PROCEDURE WILL RESULT IN A LETTER BEING FORWARDED BY THE SECRETARY-TREASURER INDICATING THIS FILE HAS LAPSED AND, THEREFORE, WILL NECESSITATE THAT A NEW APPLICATION BE SUBMITTED TO LEGALIZE THIS PROPERTY.


THIS MINOR VARIANCE DECISION IS NOT A BUILDING PERMIT AUTHORIZING CONSTRUCTION UNDER THE BUILDING CODE ACT, R.S.O. 1990, AS AMENDED. A BUILDING PERMIT MAY BE REQUIRED. PLEASE CONTACT THE BUILDING STANDARDS DEPARTMENT IN THE EVENT THAT YOU REQUIRE FURTHER CLARIFICATION.


CARRIED.

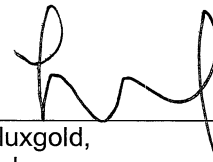
CHAIR: 

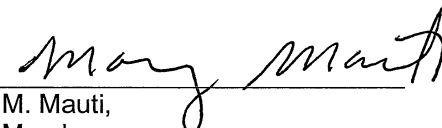
Signed by all members present who concur in this decision:


A. Perrella,
Chair


H. Zheng,
Vice Chair

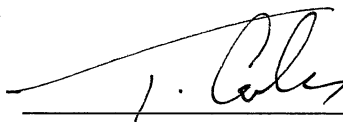

J. Cesario,
Member


L. Fluxgold,
Member


M. Mauti,
Member

CERTIFICATION

I hereby certify this to be a true copy of the decision of the Committee of Adjustment, and this decision was concurred in by a majority of the members who heard this application.


Todd Coles, BES, MCIP, RPP
Manager of Development Services
and Secretary-Treasurer to
Committee of Adjustment

Date of Hearing:	JANUARY 30, 2014
Last Date of Appeal:	FEBRUARY 19, 2014

APPEALS

APPEALS MUST BE RECEIVED BY THIS OFFICE NO LATER THAN 4:30 P.M. ON THE LAST DATE OF APPEAL NOTED ABOVE.

Should you decide to appeal this decision to the Ontario Municipal Board, a copy of an appeal form is available for download in Microsoft Word and Adobe Acrobat versions from the Ontario Municipal Board website at www.omb.gov.on.ca. If you do not have Internet access, these forms can be picked up at the City of Vaughan, Committee of Adjustment offices.

Please fill out Form A1 and follow the instructions as provided by the Ontario Municipal Board and submit your appeal to the City of Vaughan, Committee of Adjustment on or before the date stated above. You must enclose the completed form with the \$650.00 processing fee, paid by **certified cheque** or **money order**, to the "TREASURER, CITY OF VAUGHAN" and the appeal fee of \$125.00 for each application appealed, paid by **certified cheque** or **money order**, made payable to the "ONTARIO MINISTER OF FINANCE".

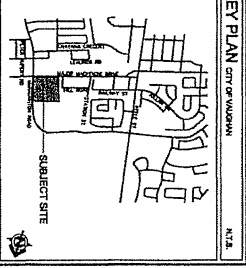
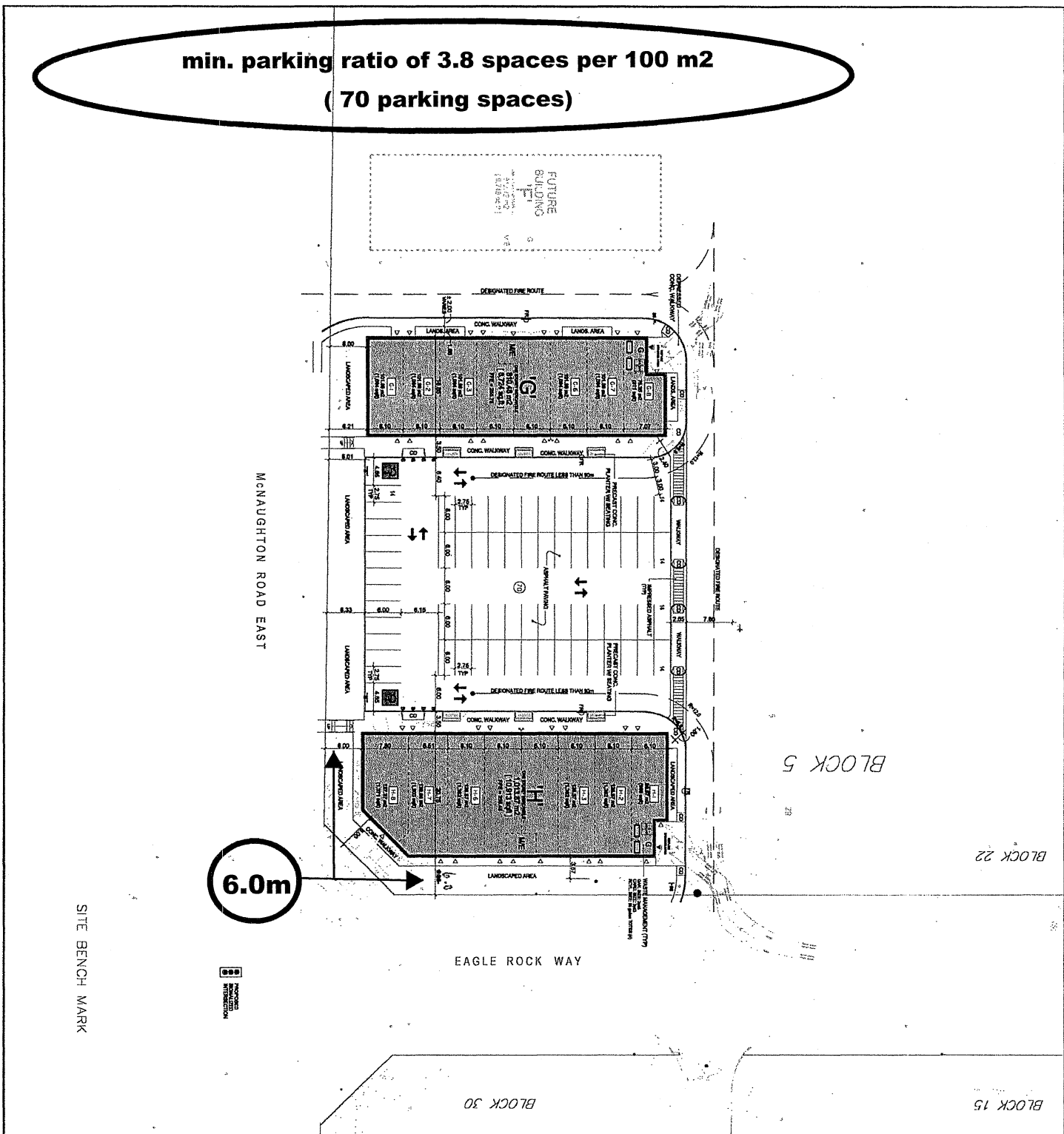
NOTE: The Planning Act provides for appeals to be filed by "persons". As groups or associations, such as residents or ratepayers groups which do not have incorporated status, may not be considered "persons" for the purposes of the Act, groups wishing to appeal this decision should do so in the name of individual group members, and not in the name of the group.

CONDITIONS

IF ANY CONDITIONS ARE IMPOSED ON THIS APPLICATION, THE FINAL DATE FOR FULFILLING THEM IS:
FEBRUARY 19, 2015

A357/13

**min. parking ratio of 3.8 spaces per 100 m²
(70 parking spaces)**



LEGAL DESCRIPTION
PART OF SECTION 10
OF TOWNSHIP 10 NORTH
RANGE 18 WEST, REGISTRATION DISTRICT 100
REGISTERED PLAN 65M-4061
CONCESSION 3
CITY OF WILSON
CITY OF WILSON
CITY OF WILSON

SITE STATISTICS

AREA	1,234.56 m ² (28,800 sq ft)
PERMITTED DEVELOPMENT	RESIDENTIAL
PERMITTED DEVELOPMENT AREA	1,234.56 m ² (28,800 sq ft)
PERMITTED DEVELOPMENT AREA	1,234.56 m ² (28,800 sq ft)
PERMITTED DEVELOPMENT AREA	1,234.56 m ² (28,800 sq ft)

LEGEND

1	UNDEVELOPED
2	CONCRETE DRIVEWAY
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SYMBOL LEGEND

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SCALE 1:300

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PROJECT INFORMATION

DATE	13/05/2013
DRAWN BY	DW
CHECKED BY	SC
SCALE	1:300
PROJECT TITLE	SITE PLAN
PROJECT NO.	PAC13.052
DRAWING NO.	A-10

CLIENT INFORMATION

CLIENT NAME	YORK MAJOR SALES CENTRE
CLIENT ADDRESS	McNaughton & Eagle Rock Way
CLIENT CONTACT	Vaughan, ON

NO	ISSUED	DATE
1	ISSUED FOR S/A	MAY 13 2013

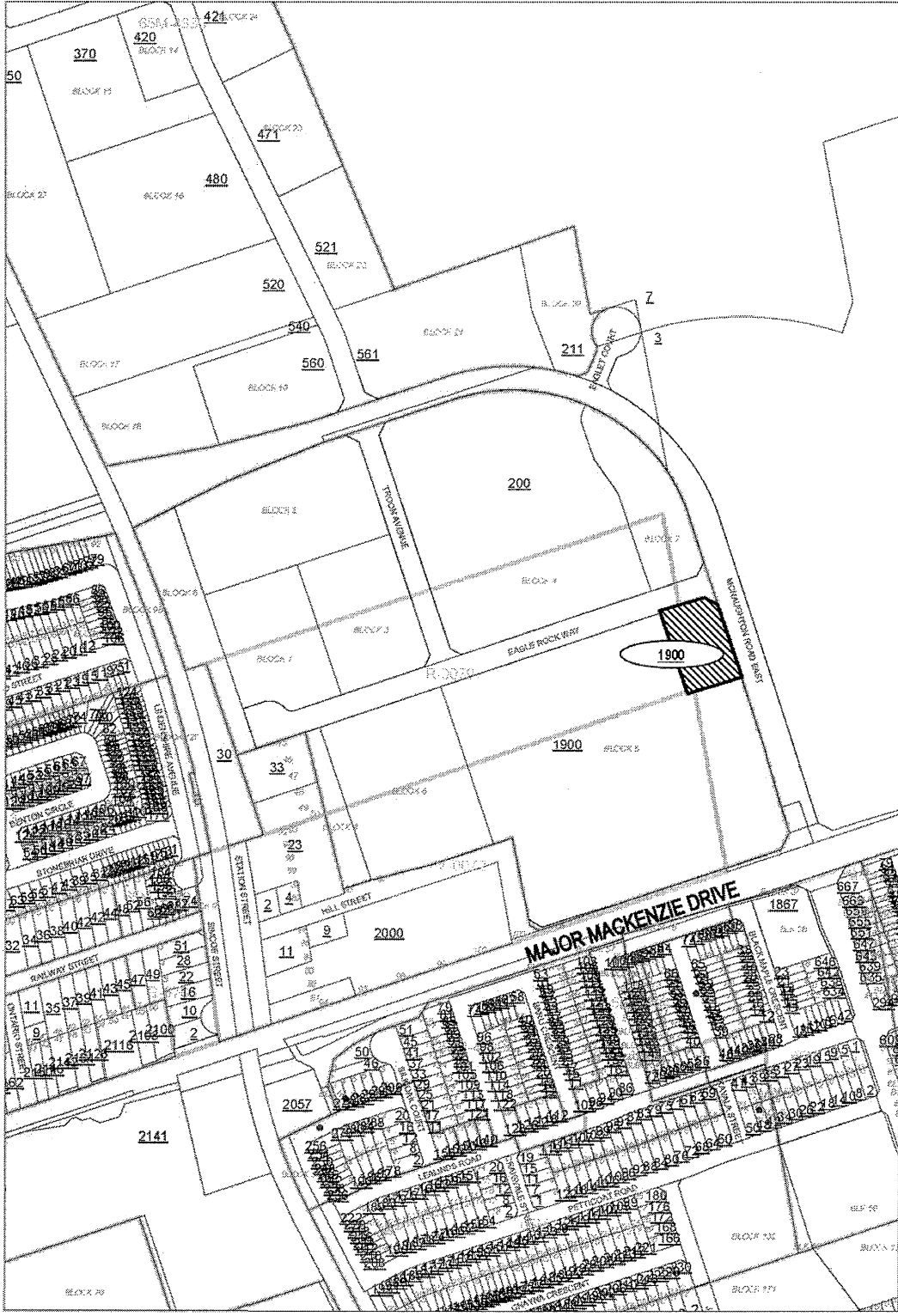
NO	REVISION	DATE
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York Major SALES CENTRE
McNaughton & Eagle Rock Way
Vaughan, ON

A. BALDASSARRA
Architect Inc.
7800 Ypsilanti Street, Suite 200
Caledon, Ontario L4K 4B6
Tel: (905) 860-0722
Fax: (905) 860-7079

ONTARIO ASSOCIATION OF ARCHITECTS
A. BALDASSARRA ARCHITECTS
1325 SHEPPARD AVENUE EAST, SUITE 100
SCARBOROUGH, ONTARIO M1S 1V6
TEL: (416) 291-1111

DRAWING TITLE	SITE PLAN
PROJECT NO.	PAC13.052
DRAWING NO.	A-10
DATE	MAY 2013
DRAWN BY	DW
CHECKED BY	SC
SCALE	1:300
PROJECT NO.	P-1325
DRAWING NO.	A-10



COMMITTEE OF ADJUSTMENT
 2141 Major Mackenzie Drive, Vaughan, ON L6A 1T1
 Phone: (905)832-8585 Fax: (905)832-8535

	FILE NUMBER:	A357/13
	APPLICANT:	YORK MAJOR HOLDINGS INC.
		Subject Area Formerly known as part of 1900 Major Mackenzie Drive, Maple.

NOTICE OF DECISION
Minor Variance Application A344/17
 Section 45 of the Planning Act, R.S.O, 1990, c.P.13

Date of Hearing: Thursday , January 25, 2018
Applicant: York Major Holdings Inc.
Agent KLM Planning Partners Inc.
Property: **1850, 1860, 1890 & 1900 Major Mackenzie Drive, Maple**
Zoning: The subject lands are zoned M1 and subject to the provisions of Exception 9(1097) under By-law 1-88 as amended.
OP Designation: VOP 2010: "Community Commercial Mixed Use" with a maximum height and density of 4 stories and 1.5 FSI respectively.
Related Files: Consent Application B035/17 & A343/17
Purpose: Relief from the by-law is requested to permit the existing retail structures on the retained land to facilitate consent application B035/17.

The following variances are being requested from By-Law 1-88, as amended, to accommodate the above proposal:

By-law Requirement	Proposal
1. Minimum front yard setback of 9.0m.	1. To permit a minimum front yard setback of 6.0m.
2. Minimum exterior side yard setback of 9.0m.	2. To permit a minimum exterior side yard setback of 6.0m.
3. Minimum rear yard setback of 15.0m.	3. To permit a minimum rear yard setback of 14.2m to the building and 10.88m to the loading dock wall.
4. Minimum of 351 parking spaces required.	4. To permit a minimum of 240 parking spaces.
5. The owner of every building shall provide and maintain parking spaces and areas on the lot on which the building is erected.	5. To permit a portion of the parking areas (aisles and driveways) to be provided and maintained on the adjacent lands to the North/West.

Sketch: A sketch illustrating the request has been attached to the decision.

Having regard to the requirements of Section 45 of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended, including the written and oral submissions related to the application, it is the decision of the Committee:

THAT Application No. A344/17 on behalf of York Major Holdings Inc. be **APPROVED**, in accordance with the sketch submitted with the application (as required by Ontario Regulation 200/96) and subject to the following conditions:

Department/Agency	Condition
1 Committee of Adjustment Christine Vigneault 905-832-8585 x 8332 christine.vigneault@vaughan.ca	That Consent Application B035/17 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.

2	Building Standards Moira Coughlan 905-832-8585 x moira.coughlan@vaughan.ca	Consent application B035/17 is approved and becomes final and binding. Minor Variance application A343/17 is approved and becomes final and binding.
3	Development Planning Christopher Cosentino 905-832-8585 x8215 christopher.cosentino@vaughan.ca	That Minor Variance Applications A343/17 and A344/17 are approved


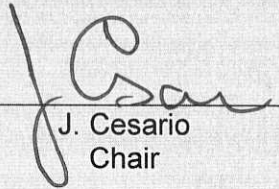
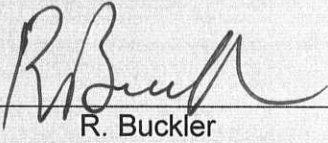
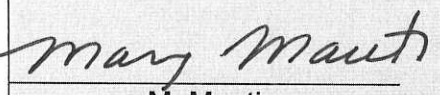
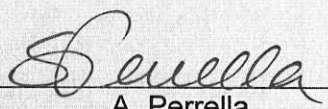
For the following reasons:


1. The general intent and purpose of the by-law will be maintained.
2. The general intent and purpose of the official plan will be maintained.
3. The requested variance(s) is/are acceptable for the appropriate development of the subject lands.
4. The requested variance(s) is/are minor in nature.

Written & oral submissions considered in the making of this decision were received from the following:

Public Written Submissions	Public Oral Submissions
* Public Correspondence received and considered by the Committee in making this decision	*Please refer to the approved Minutes of the Thursday , January 25, 2018 meeting for submission details.
None	

SIGNED BY ALL MEMBERS PRESENT WHO CONCUR IN THIS DECISION:

		
H. Zheng Member	J. Cesario Chair	R. Buckler Vice Chair
		
M. Mauti Member		A. Perrella Member

DATE OF HEARING:	Thursday , January 25, 2018
DATE OF NOTICE:	February 02, 2018
LAST DAY FOR *APPEAL: *Please note that appeals must be received by this office no later than 4:30 p.m. on the last day of appeal.	February 14, 2018 4:30 p.m.
CERTIFICATION: I hereby certify that this is a true copy of the decision of the City of Vaughan's Committee of Adjustment and this decision was concurred in by a majority of the members who heard the application.	
 <hr/> Christine Vigneault, ACST Manager Development Services & Secretary Treasurer to the Committee of Adjustment	

Appealing to The Ontario Municipal Board
 The *Planning Act*, R.S.O. 1990, as amended, Section 45(12)

The applicant, the Minister or any other person or public body who has an interest in the matter may within 20 days of the making of the decision appeal to the Municipal Board against the decision of the Committee by filing with the Secretary-Treasurer of the Committee a notice of appeal setting out the objection to the decision and the reasons in support of the objection accompanied by payment to the Secretary-Treasurer of the fee prescribed by the Municipal Board under the *Ontario Municipal Board Act* as payable on an appeal from a Committee of Adjustment to the Board.

Note: A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or group on its behalf.

When **no appeal is lodged** within twenty days of the date of the making of the decision, the decision becomes final and binding and notice to that effect will be issued by the Secretary-Treasurer.

Appeal Fees & Forms

Ontario Municipal Board: The OMB appeal fee is \$300 plus \$25 for each additional consent/variance appeal filed by the same appellant against connected applications. The OMB Appeal Fee must be paid by certified cheque or money order payable to the "Minister of Finance". Notice of appeal forms (Appellant Form A1 – Minor Variance) can be obtained at www.omb.gov.on.ca or by visiting our office.

City of Vaughan OMB Processing Fee: \$793.00 per application

*Please note that all fees are subject to change.

Conditions

It is the responsibility of the owner/applicant and/or authorized agent to obtain and provide a clearance letter from each respective department and/or agency. This letter must be provided to the Secretary-Treasurer to be finalized. All applicable conditions must be cleared prior to the issuance of a Building Permit.

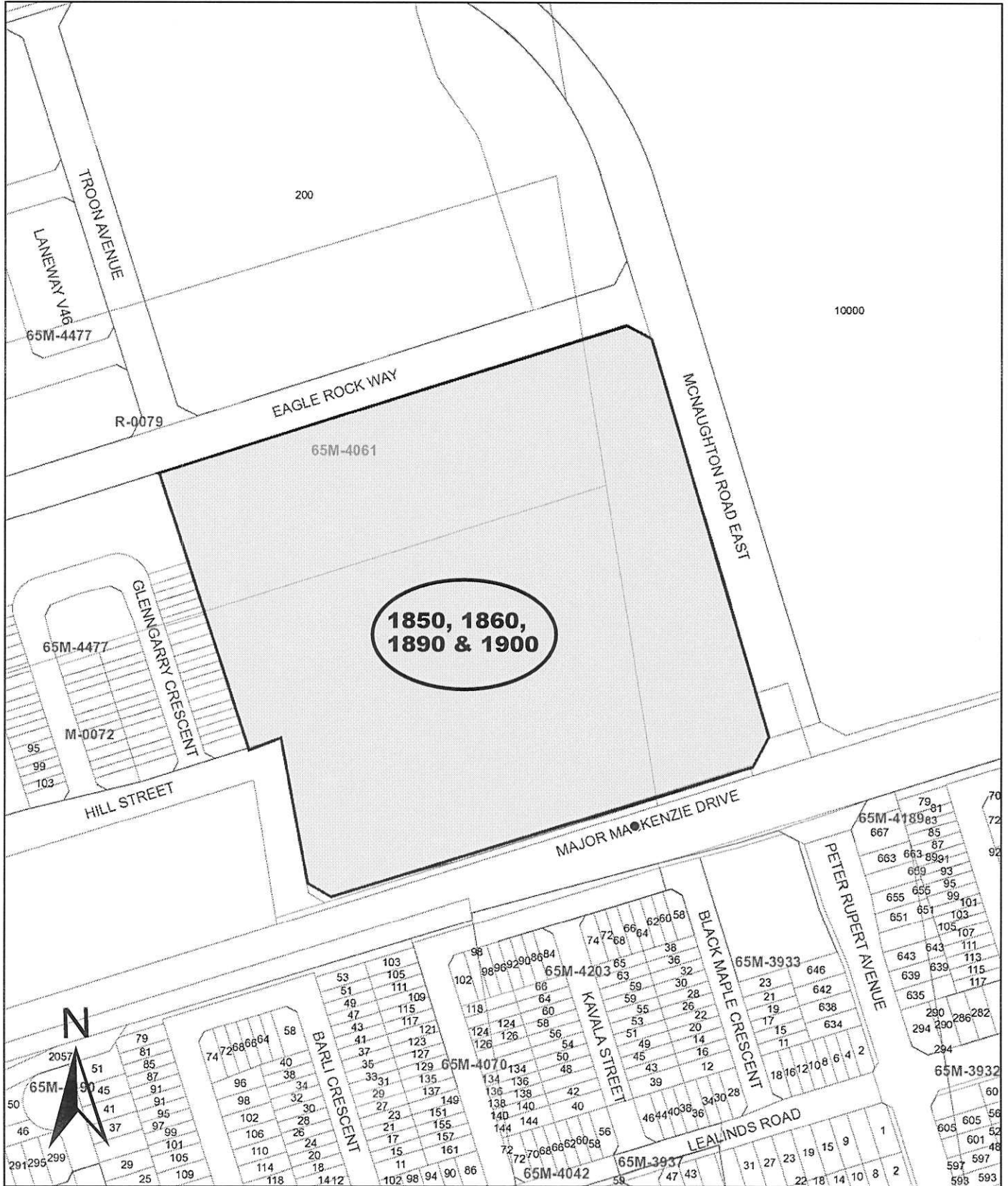
VAUGHAN B035/17, A343/17 & A344/17

1850, 1860, 1890 & 1900 Major Mackenzie Drive, Maple

Teston Road

Keele Street

Dufferin Street



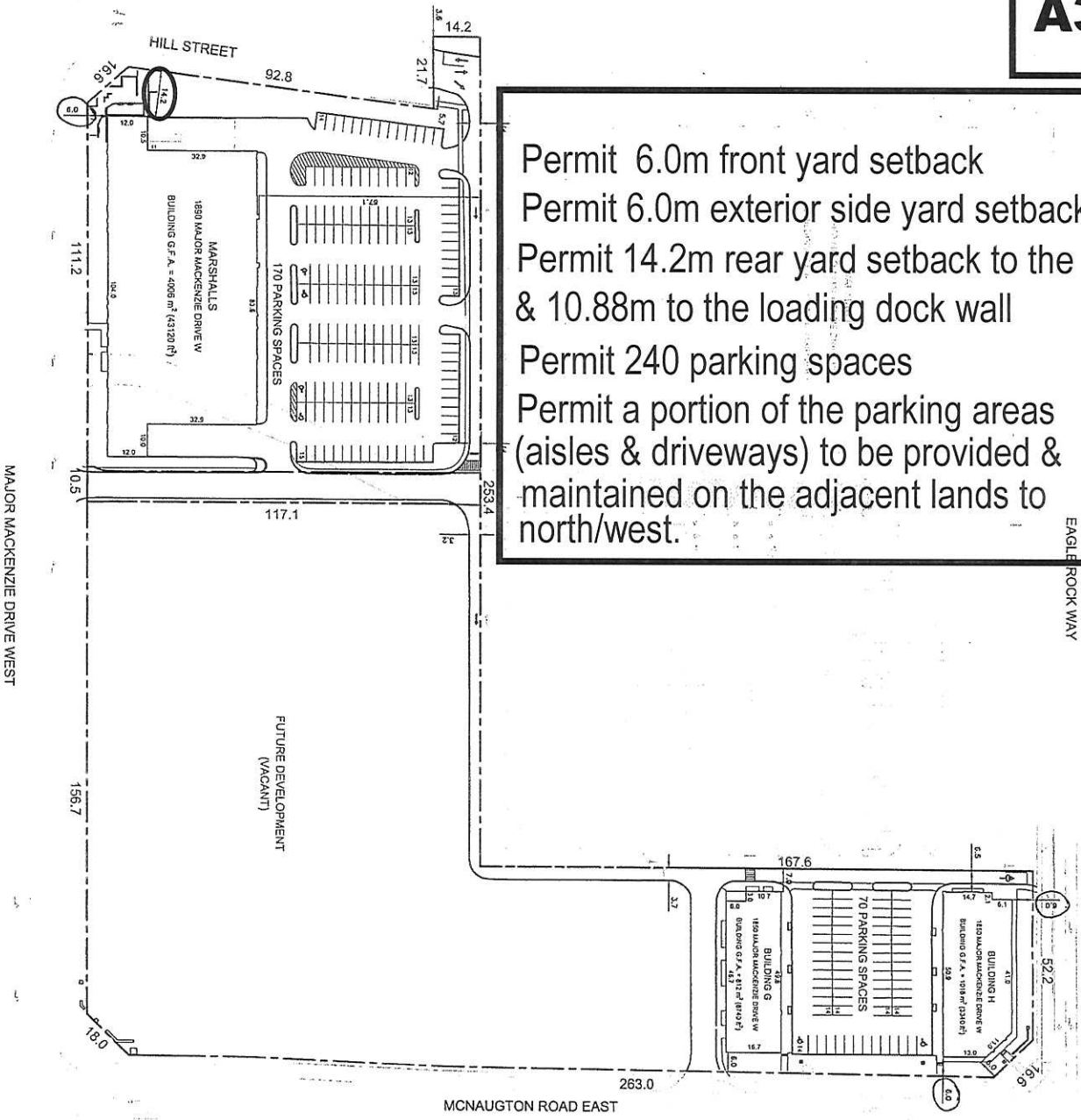
City of Vaughan

0 0.05 0.1 0.2 Kilometers

The City of Vaughan makes every effort to ensure that this map is free of errors but does not warrant that the map or its features are spatially, tabularly, or temporally accurate or fit for a particular use. This map is provided by the City of Vaughan without warranties of any kind, either expressed or implied.

Revised November 20, 2017 to concur with building comments

A344/17



Permit 6.0m front yard setback
 Permit 6.0m exterior side yard setback
 Permit 14.2m rear yard setback to the building & 10.88m to the loading dock wall
 Permit 240 parking spaces
 Permit a portion of the parking areas (aisles & driveways) to be provided & maintained on the adjacent lands to north/west.

PARCEL B (RETAINED LANDS)
 1850, 1860, 1890 MAJOR MACKENZIE DRIVE WEST



SITE STATISTICS

	PROPOSED	REQUIRED
SITE AREA	45,980 m² (494,925 ft²)	3000 m²
BUILDING G.F.A.	5,835 m² (62,807 ft²)	-
LANDSCAPED AREA	4,626 m² (49,794 ft²)	10.0%
PAVED AREA	11,816 m² (127,186 ft²)	25.7%
VACANT	23,703 m² (237,035 ft²)	51.6%
COVERAGE	5,835 m²	12.7%

SETBACK REQUIREMENTS

	PROVIDED	REQUIRED
PARKING	240 SPACES	350 SPACES
FRONT YARD	6.0	9
EXTERIOR SIDE YARD	14.2	9
EXTERIOR SIDE YARD	6.0	9
REAR YARD	6.0	15
FRONTAGE	58.5	35

SUBJECT LANDS

NOTICE OF DECISION
Minor Variance Application A084/18
 Section 45 of the Planning Act, R.S.O, 1990, c.P.13

Date of Hearing: Thursday, September 27, 2018
Applicant: York Major Holdings Inc.
Agent Ryan Mino-Leahan - KLM Planning Partners Inc.
 Michael Paradisi - KLM Planning Partners Inc.
Property: **150, 170 and 190 McNaughton Road East, Buildings J, K & L, Maple**
Zoning: The subject lands are zoned M1, Restricted Industrial, and subject to the provisions of Exception 9(1097) under By-law 1-88 as amended.
OP Designation: OPA #332 (in-effect) as amendment by OPA #535, OPA #604 and OPA #666: "Oak Ridges Moraine Settlement Area-Prestige Industrial Part L"
 VOP 2010: "Community Commercial Mixed-Use"
Related Files: DA.17.116
Purpose: Relief from the By-Law is being requested to permit the construction of three (3) proposed commercial buildings to facilitate Site Plan application DA.17.116.

The following variances are being requested from By-Law 1-88, as amended, to accommodate the above proposal:

By-law Requirement	Proposal
1. A minimum Exterior side yard setback of 9.0 metres is required.	1. To permit a minimum Exterior Side yard setback of 4.8 metres to a building (Building "J" as shown on sketch attached).
2. A minimum Landscape strip of 6.0 metres is required.	2. To permit a minimum Landscape strip of 4.8 metres along a lot line abutting an arterial road (Building "K" as shown on sketch attached). Variance removed.
3. A minimum of 197 Parking spaces are required.	3. To permit a minimum of 146 parking spaces.

Sketch: A sketch illustrating the request has been attached to the decision.

Having regard to the requirements of Section 45 of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended, including the written and oral submissions related to the application, it is the decision of the Committee:

THAT Application No. A084/18 on behalf of York Major Holdings Inc. be **APPROVED**, in accordance with the sketch submitted with the application (as required by Ontario Regulation 200/96) and subject to the following conditions:

	Department/Agency	Condition
1	Development Engineering Brad Steeves 905-832-8585 x 8977 brad.steeves@vaughan.ca	1) The Parking Study Addendum (dated September 18, 2018), prepared by WSP, shall be revised to include data, analysis and comparison of the proposed parking to the Citywide IBI Group parking data and statistics. The terms for inclusion of this information shall be per the Development Engineering Department and completed per their satisfaction and approval. 2) The Parking Study Addendum (dated September 18, 2018), prepared by WSP, shall be revised to include surveyed data from two (2) suitably equivalent development sites. The terms for inclusion of this information shall be per the Development Engineering Department and completed per their satisfaction and approval. 3) That the related Development Application, DA.17.116, be reviewed and approved by the Development Engineering Department.

For the following reasons:

1. The general intent and purpose of the by-law will be maintained.
2. The general intent and purpose of the official plan will be maintained.
3. The requested variance(s) is/are acceptable for the appropriate development of the subject lands.
4. The requested variance(s) is/are minor in nature.

Please Note:

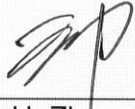

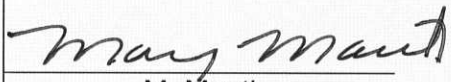

Relief granted from the City's Zoning By-law is determined to be the building envelope considered and approved by the Committee of Adjustment.

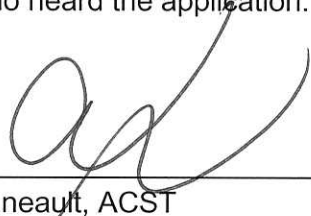
Development outside of the approved building envelope (subject to this application) must comply with the provisions of the City's Zoning By-law or additional variances may be required.

Written & oral submissions considered in the making of this decision were received from the following:

Public Written Submissions	Public Oral Submissions
* Public Correspondence received and considered by the Committee in making this decision	*Please refer to the approved Minutes of the Thursday , September 27, 2018 meeting for submission details.
Name: Address: Nature of Correspondence:	Name: Address:
Name: Address: Nature of Correspondence:	Name: Address:
Name: Address: Nature of Correspondence:	Name: Address:

SIGNED BY ALL MEMBERS PRESENT WHO CONCUR IN THIS DECISION:

		ABSENT
H. Zheng Member	J. Cesario Chair	R. Buckler Vice Chair
		
M. Mauti Member		A. Perrella Member

DATE OF HEARING:	Thursday, September 27, 2018
DATE OF NOTICE:	October 5, 2018
LAST DAY FOR *APPEAL: *Please note that appeals must be received by this office no later than 4:30 p.m. on the last day of appeal.	October 17, 2018 4:30 p.m.
CERTIFICATION: I hereby certify that this is a true copy of the decision of the City of Vaughan's Committee of Adjustment and this decision was concurred in by a majority of the members who heard the application.  <hr/> Christine Vigneault, ACST Manager Development Services & Secretary Treasurer to the Committee of Adjustment	

Appealing to The Local Planning Appeal Tribunal
 The *Planning Act*, R.S.O. 1990, as amended, Section 45

The applicant, the Minister or any other person or public body who has an interest in the matter may within 20 days of the making of the decision appeal to the Local Planning Appeal Tribunal (LPAT) against the decision of the Committee by filing with the Secretary-Treasurer of the Committee a notice of appeal (A1 Appeal Form) setting out the objection to the decision and the reasons in support of the objection accompanied by payment to the Secretary-Treasurer of the fee prescribed by the Tribunal under the *Local Planning Appeal Tribunal Act*.

Note: A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or group on its behalf.

When **no appeal is lodged** within twenty days of the date of the making of the decision, the decision becomes final and binding and notice to that effect will be issued by the Secretary-Treasurer.

Appeal Fees & Forms

Local Planning Appeal Tribunal: The LPAT appeal fee is \$300 plus \$25 for each additional consent/variance appeal filed by the same appellant against connected applications. The LPAT Appeal Fee must be paid by certified cheque or money order payable to the "Minister of Finance". Notice of appeal forms (A1 Appeal Form – Minor Variance) can be obtained at www.elto.gov.on.ca or by visiting our office.

City of Vaughan LPAT Processing Fee: \$793.00 per application

*Please note that all fees are subject to change.

Conditions

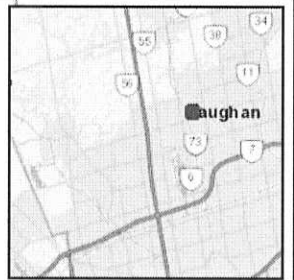
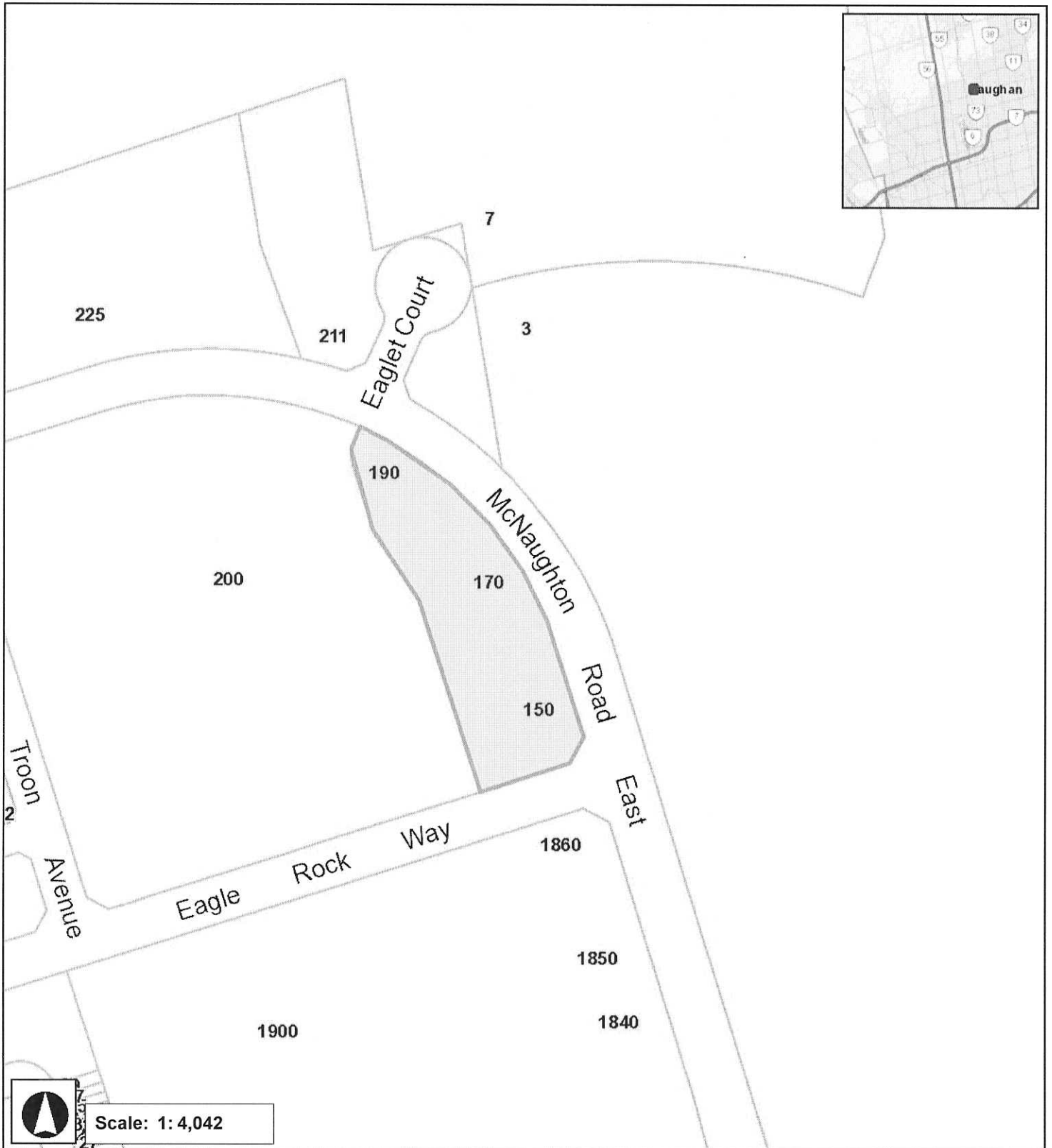
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VAUGHAN

LOCATION MAP - A084/18

150, 170 & 190 McNaughton Road, East, Maple.



DUFFERIN STREET



Scale: 1: 4,042

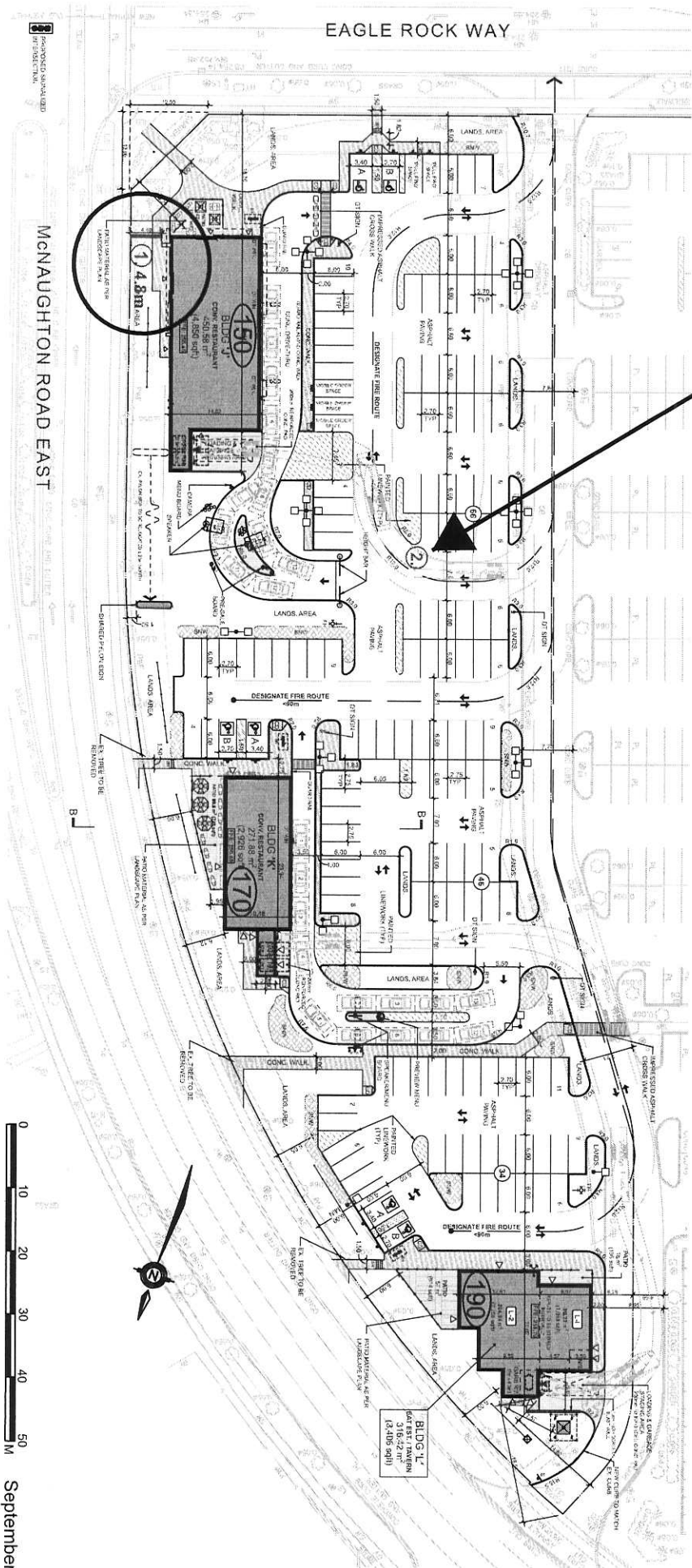
MAJOR MACKENZIE DRIVE

May 21, 2018 12:24 PM

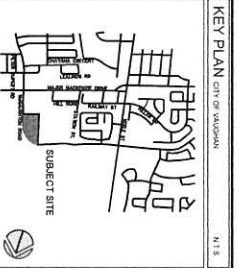
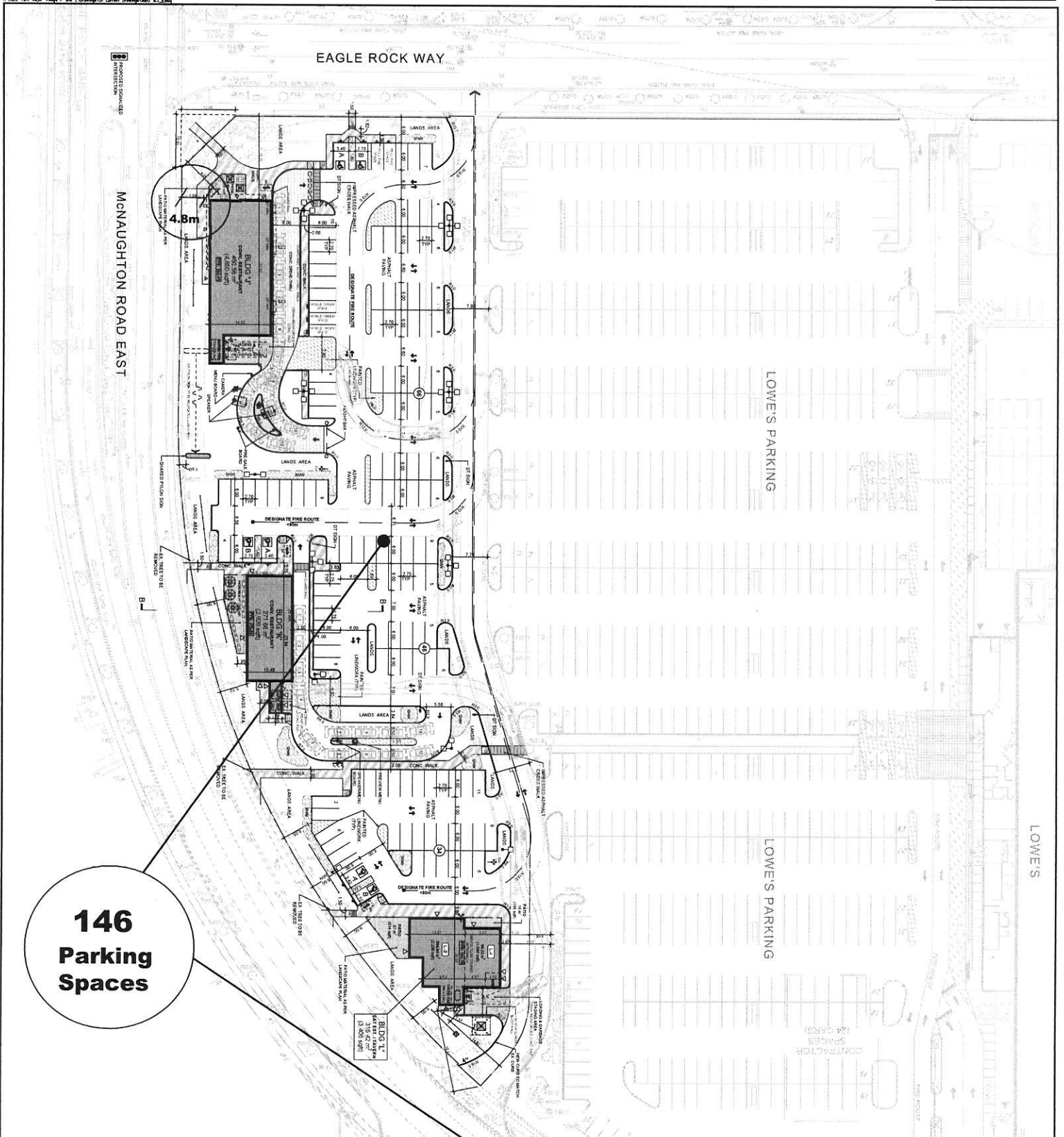
Minor Variance Application (150, 170, 190 McNaughton Road East)

Proposed Variances

1. That the minimum exterior side yard setback may be 4.8 metres, whereas the minimum exterior side yard setback shall be 9.0 metres.
2. That the minimum parking spaces for Building J, K and L may be 146 spaces, whereas the minimum parking spaces required is 197 spaces.



September 19, 2018



LEGAL DESCRIPTION
 PLAN of SUBDIVISION OF
BLOCK 7
 PIN 03-34-2711
 REGISTERED PLAN 65M-4061
 CITY OF VAUGHAN
 THE REGIONAL MUNICIPALITY OF YORK

SITE STATISTICS

SITE AREA	120,821 m ² or 2.97 ACRES
ZONING	M1 (MID)-RESTRICTED INDUSTRIAL
LOT FRONTAGE - ROAD FRONTAGE	35.0 m (113 ft) REQUIRED / PROVIDED
LOT FRONTAGE - REAR FRONTAGE	4.6 m (15 ft) REQUIRED / PROVIDED
FRONT YARD (SOOTH)	9.0 m (30 ft) REQUIRED / PROVIDED
FRONT YARD (NORTH)	9.25 m (30 ft) REQUIRED / PROVIDED
REAR YARD (NORTH)	15.0 m (50 ft) REQUIRED / PROVIDED
REAR YARD (SOUTH)	9.0 m (30 ft) REQUIRED / PROVIDED
EXTENSION SETBACK	6.0 m (20 ft) REQUIRED / PROVIDED
INVERSION SETBACK	6.25 m (20 ft) REQUIRED / PROVIDED

GFA

BUILDING J - Core, Reception	405,526 m ² or 9,352,047 sq ft
BUILDING K - Core, Reception	271,818 m ² or 5,852,047 sq ft
BUILDING L - Edging Bldg. Town	316,422 m ² or 6,862,981 sq ft
TOTAL GFA	1,003,766 m² or 21,967,075 sq ft

TOTAL SITE COVERAGE

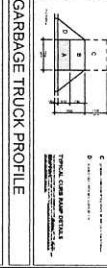
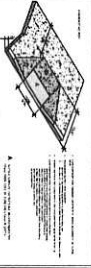
TOTAL SITE COVERAGE	3,897,221 m ² or 87,917.4%
TOTAL LANDSCAPED AREA	1,175,641 m ² or 26,427.4%
TOTAL PAVED AREA	1,151,111 m ² or 25,727.4%

PARKING

REQUIRED	1173 spaces
PROVIDED	146 spaces
TOTAL	146 spaces

SYMBOL LEGEND SCALE 1:400

1	ASPHALT DRIVEWAY
2	ASPHALT DRIVEWAY
3	ASPHALT DRIVEWAY
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DATE

DATE	ISSUED FOR REVIEW	DATE
SEPT 2017	NOV 30 2017	2017
DW	ISSUED FOR SPA	2017
MB	REISSUED FOR SPA	APRIL 24 2018
1:400		2018

NO

NO	ISSUED	DATE
1	ISSUED FOR REVIEW	NOV 30 2017
2	ISSUED FOR SPA	DEC 06 2017
3	REISSUED FOR SPA	APRIL 24 2018

BALDASSARRA
 Architects Inc.
 205-990 Sun St | Vaughan, ON L4K 4R6
 T 905-660-0722 | www.baldassarra.ca



YORK MAJOR HOLDINGS INC.
 EAGLES NEST GOLF CLUB
 10,000 Dufferin St., Box 403, Maple, ON L6A 1S3

YORK MAJOR VILLAGE 'J' 'K' 'L'
 McNaughton & Eagle Rock Way
 Vaughan, ON

SITE PLAN BUILDINGS 'J' 'K' 'L'
 DA 17-118
 DATE: SEPT 2017, DW, MB, 1:400
 PROJECT: 18-20, A-1.2

NOTICE OF DECISION
Minor Variance Application A085/18
 Section 45 of the Planning Act, R.S.O, 1990, c.P.13

Date of Hearing: Thursday, September 27, 2018
Applicant: York Major Holdings Inc.
Agent Ryan Mino-Leahan - KLM Planning Partners Inc.
 Michael Paradisi - KLM Planning Partners Inc.
Property: **1840 – 1900 Major Mackenzie Drive, Maple**
Zoning: The subject lands are zoned M1, Restricted Industrial and subject to the provisions of Exception 9(1097) under By-law 1-88 as amended.
OP Designation: OPA #332 (in-effect) as amendment by OPA #535, OPA #604 and OPA #666: "Oak Ridges Moraine Settlement Area-Prestige Industrial Part L" VOP 2010: "Community Commercial Mixed-Use"
Related Files: DA.17.116
Purpose: Relief from the by-law is being requested to permit the construction of a proposed one storey commercial building to facilitate Site Plan application DA.17.116.

The following variances are being requested from By-Law 1-88, as amended, to accommodate the above proposal:

By-law Requirement	Proposal
1. A minimum landscape strip of 6.0 metres is required along McNaughton Road for Building F.	1. To permit a minimum landscape strip of 4.8 metres along McNaughton Road for Building F.

Sketch: A sketch illustrating the request has been attached to the decision.

Having regard to the requirements of Section 45 of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended, including the written and oral submissions related to the application, it is the decision of the Committee:

THAT Application No. A085/18 on behalf of York Major Holdings Inc., be **APPROVED**, in accordance with the sketch submitted with the application (as required by Ontario Regulation 200/96) and subject to the following conditions:

	Department/Agency	Condition
1	Development Engineering Brad Steeves 905-832-8585 x 8977 brad.steeves@vaughan.ca	The Owner/applicant shall obtain approval for the related Site Development Application (DA.17.116) from the Development Engineering (DE) Department.

For the following reasons:

1. The general intent and purpose of the by-law will be maintained.
2. The general intent and purpose of the official plan will be maintained.
3. The requested variance(s) is/are acceptable for the appropriate development of the subject lands.
4. The requested variance(s) is/are minor in nature.

Please Note:

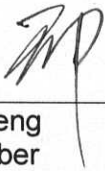
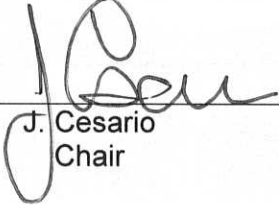
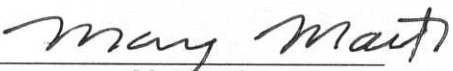

Relief granted from the City's Zoning By-law is determined to be the building envelope considered and approved by the Committee of Adjustment.


Development outside of the approved building envelope (subject to this application) must comply with the provisions of the City's Zoning By-law or additional variances may be required.

Written & oral submissions considered in the making of this decision were received from the following:

Public Written Submissions * Public Correspondence received and considered by the Committee in making this decision	Public Oral Submissions *Please refer to the approved Minutes of the Thursday , September 27, 2018 meeting for submission details.
Name: Address: Nature of Correspondence:	Name: Address:
Name: Address: Nature of Correspondence:	Name: Address:
Name: Address: Nature of Correspondence:	Name: Address:

SIGNED BY ALL MEMBERS PRESENT WHO CONCUR IN THIS DECISION:

 H. Zheng Member	 J. Cesario Chair	<u>ABSENT</u>
 M. Mauti Member		 A. Perrella Member

DATE OF HEARING:	Thursday, September 27, 2018
DATE OF NOTICE:	October 5, 2018
LAST DAY FOR *APPEAL: *Please note that appeals must be received by this office no later than 4:30 p.m. on the last day of appeal.	October 17, 2018 4:30 p.m.
CERTIFICATION: I hereby certify that this is a true copy of the decision of the City of Vaughan's Committee of Adjustment and this decision was concurred in by a majority of the members who heard the application.	
 <hr/> Christine Vigneault, ACST Manager Development Services & Secretary Treasurer to the Committee of Adjustment	

Appealing to The Local Planning Appeal Tribunal
The *Planning Act*, R.S.O. 1990, as amended, Section 45

The applicant, the Minister or any other person or public body who has an interest in the matter may within 20 days of the making of the decision appeal to the Local Planning Appeal Tribunal (LPAT) against the decision of the Committee by filing with the Secretary-Treasurer of the Committee a notice of appeal (A1 Appeal Form) setting out the objection to the decision and the reasons in support of the objection accompanied by payment to the Secretary-Treasurer of the fee prescribed by the Tribunal under the *Local Planning Appeal Tribunal Act*.

Note: A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or group on its behalf.

When **no appeal is lodged** within twenty days of the date of the making of the decision, the decision becomes final and binding and notice to that effect will be issued by the Secretary-Treasurer.

Appeal Fees & Forms

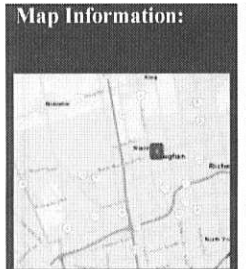
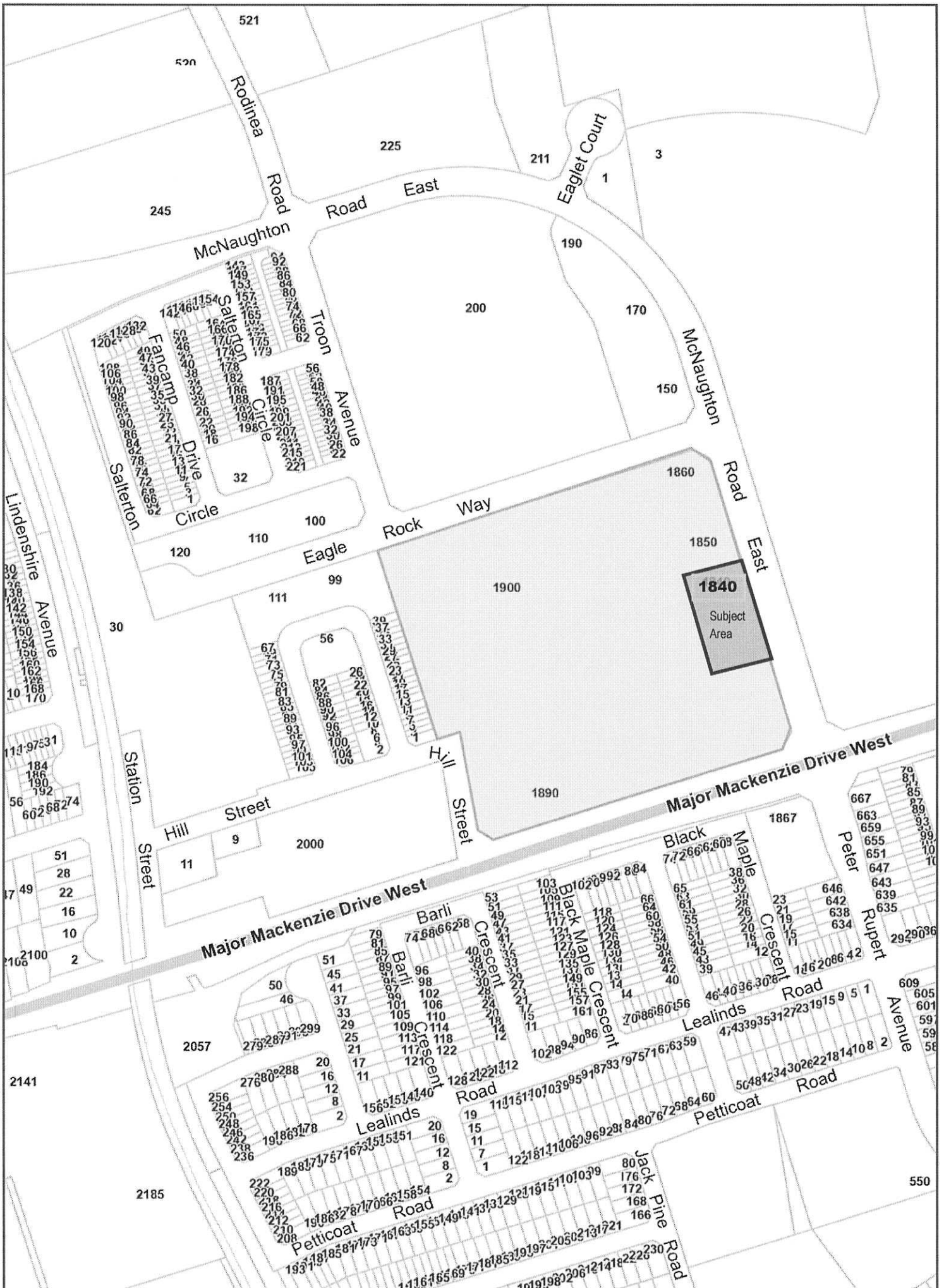
Local Planning Appeal Tribunal: The LPAT appeal fee is \$300 plus \$25 for each additional consent/variance appeal filed by the same appellant against connected applications. The LPAT Appeal Fee must be paid by certified cheque or money order payable to the "Minister of Finance". Notice of appeal forms (A1 Appeal Form – Minor Variance) can be obtained at www.elto.gov.on.ca or by visiting our office.

City of Vaughan LPAT Processing Fee: \$793.00 per application

*Please note that all fees are subject to change.

Conditions

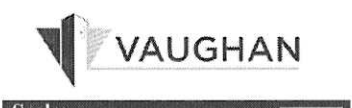
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Title:
 1840-1890 Major Mackenzie Drive, Maple

LOCATION MAP - A085/18

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.



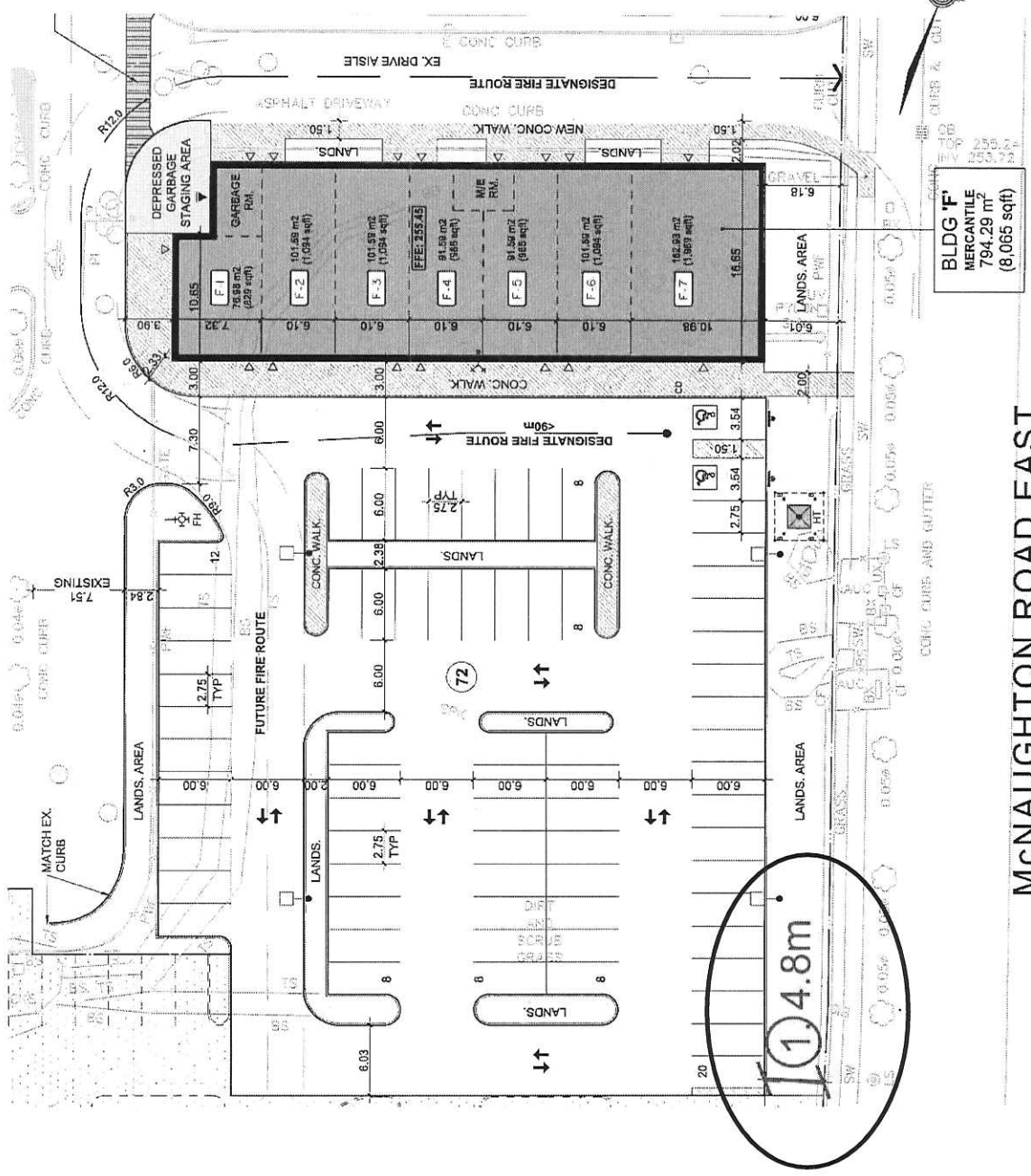
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Created By:
 Infrastructure Delivery
 Department
 September 11, 2018 12:13 PM

Projection:
 NAD 83
 UTM Zone
 17N

Minor Variance Application (1840 Major Mackenzie Drive West)

A085/18



Proposed Variances

1. That the minimum landscape strip along McNaughton Road East for Building F may be 4.8 metres whereas the minimum required landscape strip shall be 6.0 metres.

McNAUGHTON ROAD EAST



April 26, 2018

