



File: A095/19

Applicant: 26081902 Ontario Inc.

Address: 27 Roytec Road, Unit 10, Woodbridge

Agent: Aliaksandr Pilipenka

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

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

Adjournment History: None.

Background History: A218/14, A114/12, A165/12, A070/07, A111/03, A315/98 and A349/98 (see next page for details)

Staff Report Prepared By: Lenore Providence
Hearing Date: Thursday, August 8, 2019



Minor Variance
Application

Agenda Item: 07

A095/19

Ward: 4

Staff Report Prepared By: Lenore Providence, Assistant Secretary Treasurer

Date of Hearing:	Thursday, August 8, 2019 at 6:00 p.m.
Applicant:	26081902 Ontario Inc.
Agent:	Aliaksandr Pilipenka
Property:	27 Roytec Road, Unit #10, Woodbridge ON
Zoning:	The subject lands are zoned EM1 Prestige Employment Area 9(462I) and subject to the provisions of Exception No. 9(462I) under By-law 1-88 as amended.
OP Designation:	Vaughan Official Plan 2010 ('VOP 2010'): "Employment Commercial Mixed Use"
Related Files:	None.
Purpose:	Relief of the by-law is being requested to permit the construction of a proposed mezzanine in Unit #10.

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

By-law Requirement	Proposal
A minimum of 147 parking spaces are required.	To permit a minimum of 120 parking spaces on site.

Background (previous applications approved by the Committee on the subject land):

Application No.:	Description:	Status of Approval: Approved/Refused/Withdrawn/ OMB/Concurrent
A218/14	To permit the maintenance of a commercial unit, as follows 1. To permit an additional Personal Service Shop with a maximum gross floor area of 328m2. 2. To permit a total of 120 parking spaces (rather than 145 spaces).	APPROVED – August 28, 2014
A165/12,	To permit the maintenance of an existing personal service shop. 1. To permit a personal service shop. 2. To permit a total of 120 parking spaces (rather than 132 spaces).	APPROVED – June 28, 2012
A114/12	To permit the maintenance of an existing personal service shop. 1. To permit a personal service shop. 2. To permit a total of 120 parking spaces (rather than 126 spaces).	APPROVED – May 3, 2012
A070/07	The purpose of this application is to request variances to permit the maintenance of an existing unit as follows: 1. Maximum five units in unit #12. 2. Minimum unit size 96.66 m2	APPROVED – March 22, 2007
A111/03,	To permit the construction of a telecommunications cabinet (C.U.E.50), 1. minimum landscape strip will be 2.4m, 2. the front and side yard setbacks will be 2.4m rather than 6.0m.	APPROVED – May 15, 2003
A315/98	To permit the maintenance of a two storey industrial unit, notwithstanding 1. the minimum unit size of 150.0m2. for unit 8 with an average unit size for all units within the building to be 397.0m2.	APPROVED - October 29, 1998
A349/98	To permit the continued maintenance of a two storey industrial unit 1. the minimum unit size of 150.0m2. for unit 9 with an average unit size for all units within the building to be 375.0m2,	APPROVED – November 26, 1998

For information on the previous approvals listed above please visit www.vaughan.ca. To search for a file number, enter it using quotes around it. For example, "A001/17".

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

Adjournment History: N/A

Staff & Agency Comments

Please note that staff/agency comments received after the preparation of this Report will be provided as an addendum item to the Committee. Addendum items will shall only be received by the Secretary Treasurer until **4:00 p.m.** on the last business day **prior** to the day of the scheduled Meeting.

Committee of Adjustment:
Public notice was mailed on July 24, 2019

Applicant confirmed posting of signage on July 25, 2019

Property Information	
Existing Structures	Year Constructed
Building	1990

Applicant has advised that they cannot comply with By-law for the following reason(s): No space for parking spaces.

Adjournment Request: Applicant provided an opportunity to adjourn the application prior to the issuance of public notice in order to accommodate staff review of parking study.

Building Standards (Zoning Review):
Stop Work Order(s) and Order(s) to Comply:
Order No. 19-000093, Order to Comply for Construction of interior alterations has been undertaken prior to obtaining the required building permit, specifically: 1 - extension of 2nd level along west and north elevations. 2 - walls installed on 2nd levels creating offices. 3 - ground floor new washroom installed including, mechanical and plumbing. 4 - exterior doors replaced with solid windows. 5 - sprinkler alterations on both levels., Issue Date: Jun 18, 2019

Building Permit No. 19-001178 for Business and Prof. Office Unit - Interior Unit Alteration, (Not Yet Issued)

Building Inspections (Septic):
No comments or concerns

Development Planning:
Vaughan Official Plan 2010 ('VOP 2010'): "Employment Commercial Mixed Use"

The Owner is requesting to permit a minimum of 120 parking spaces on-site, whereas a minimum of 147 parking spaces are required as a result of the construction of an interior mezzanine.

The Owner has submitted a Parking Justification Report ('Parking Study') prepared by Paradigm Transportation Solutions Limited dated July 22, 2019, to address the requested parking deficiency. The Transportation Division of the Development Engineering Department has reviewed the parking study and advised that the proposed parking supply of 120 parking spaces is adequate to serve the site.

The Development Planning Department is of the opinion that the proposal is minor in nature, maintains the general intent and purpose of the Official Plan and Zoning By-law, and is desirable for the appropriate development of the land.

Recommendation:
The Development Planning Department recommends approval of the application.

Cultural Heritage (Urban Design):
Cultural Heritage Staff have not issue with the request for by-law relief for this property.

Development Engineering:
The Transportation Engineering Department within Development Engineering has reviewed the submitted Parking study submitted by Paradigm dated July 22, 2019 for the subject development. The parking study is found adequate based on the supporting analysis provided and therefore agrees with the conclusion reached in the study report and have no objections with the subject variance application.

The Development Engineering (DE) Department does not object to variance application A095/19.

Parks Development:

No Response.

By-Law and Compliance, Licensing and Permit Services:

No Response.

Financial Planning and Development Finance:

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

That the payment of Region of York Development Charge is payable to the City of Vaughan prior to issuance of a building permit in accordance with the Development Charges Act and Regional Development Charges By-laws in effect at time of payment.

That the payment of Education Development Charge is payable to the City of Vaughan prior to issuance of a building permit in accordance with the Education Act and York Region District School Board and York Catholic District School Board Development Charges By-laws in effect at time of payment

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

Fire Department:

No comments or concerns

Schedule A – Plans & Sketches

Schedule B – Public Correspondence

None.

Schedule C - Agency Comments

Alectra (Formerly PowerStream) – No concerns or objections

Region of York – No concerns or objections

Schedule D - Previous Approvals (Notice of Decision)

Minor Variance Application A218/14

Minor Variance Application A165/12,

Minor Variance Application A114/12

Minor Variance Application A070/07,

Minor Variance Application A111/03,

Minor Variance Application A315/98

Minor Variance Application A349/98

Staff Recommendations:

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

The Planning Act sets the criteria for authorizing minor variances to the City of Vaughan’s Zoning By-law. Accordingly, review of the application considers 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.

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.

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.

Elevation drawings are provided to reflect the style of roof to which building height has been applied (i.e. flat, mansard, gable etc.) as per By-law 1-88 and the Committee of Adjustment approval. Please note, that architectural design features (i.e. window placement), that do not impact the style of roof approved by the Committee, are not regulated by this decision.

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. 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.

Notice to the Applicant – Development Charges

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

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

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

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

Notice to Public

WRITTEN SUBMISSIONS: Any person who supports or opposes this application, but is unable to attend the hearing, may make a written submission, together with reasons for support or opposition. Public written submissions on an Application shall only be received by the Secretary Treasurer until **4:00 p.m.** on the last business day **prior** to the day of the scheduled Meeting.

Written submissions can be mailed and/or emailed to:

City of Vaughan
Committee of Adjustment
2141 Major Mackenzie Drive, Vaughan, ON L6A 1T1
CofA@vaughan.ca

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

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

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

For further information please contact the City of Vaughan, Committee of Adjustment

T 905 832 8585 Extension 8394
E CofA@vaughan.ca

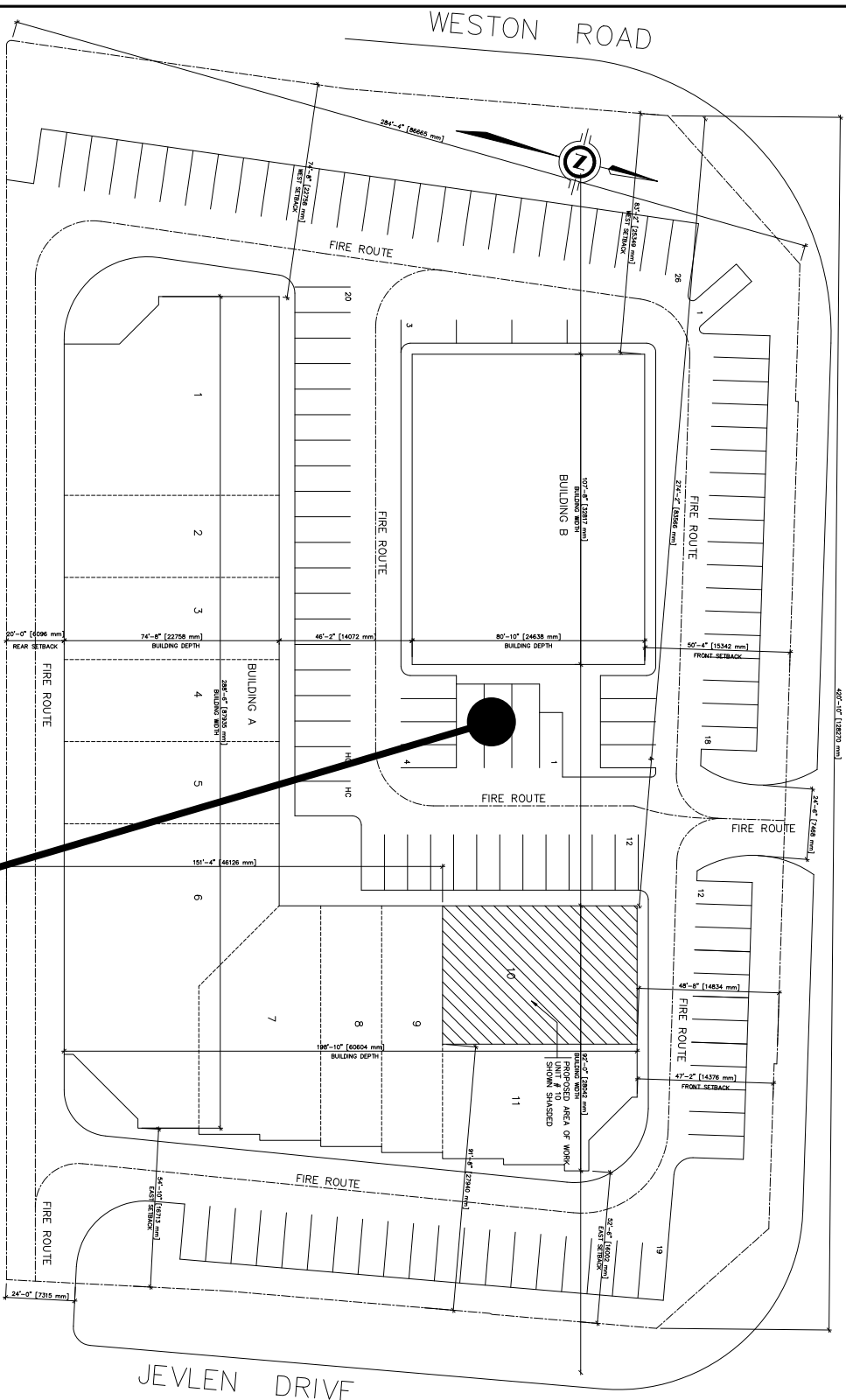
Schedule A: Plans & Sketches

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

Location Map
Sketches

A095/19

420'-10" [128270 mm]



LOT 3 REG. PLAN 65M-2588
TOWN OF VAUGHAN
REGIONAL MUNICIPALITY OF YORK

To permit a minimum of 120 parking spaces on site.

[illegible]

ZONED = M1-W	
SITE AREA = 11,181 SM	
EXISTING BUILDING AREA, 3,068,583 SM - BUILDING A	
EXISTING BUILDING AREA, 846,720 SM - BUILDING B	
AS PER ISSUED BD. PERM. 98-377	
BUILDING CLASSIFICATION (SPRINKLED)	
EXISTING TROCK SPACE = 3	
AS PER ISSUED BD. PERM. 98-377	
EXISTING TROCK TO GROUND FLOOR AREA - 3147 S.F.	392.4 SM
EXISTING TROCK TO MEZZANINE FLOOR AREA - 1,660 S.F.	148.7 SM
PROPOSED TROCK TO MEZZANINE FLOOR AREA - 502 S.F.	51.3 SM

[illegible][illegible]

Schedule B: Public Correspondence Received

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

None.

Schedule C: Agency Comments

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

Alectra (Formerly PowerStream) – No concerns or objections
Region of York – No concerns or objections



COMMENTS:

☐

We have reviewed the proposed Variance Application and have no comments or objections to its approval.

☒

We have reviewed the proposed Variance Application and have no objections to its approval, subject to the following comments (attached below).

☐

We have reviewed the proposed Variance Application and have the following concerns (attached below).

Alectra Utilities (formerly PowerStream) has received and reviewed the proposed Variance 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:

Mr. Stephen Cranley, C.E.T
Supervisor, Distribution Design, ICI
Phone: 1-877-963-6900 ext. 31297
Fax: 905-532-4401
E-mail: stephen.cranley@alectrautilities.com

Mr. Tony D'Onofrio
Supervisor, Subdivisions & New Services
Phone: 1-877-963-6900 ext. 24419
Fax: 905-532-4401
Email: tony.donofrio@alectrautilities.com

Providence, Lenore

Subject: FW: A095/19 - REQUEST FOR COMMENTS (Vaughan - Committee of Adjustment)
Attachments: A095-19 - Circulation.pdf

From: Wong, Tiffany <Tiffany.Wong@york.ca>

Sent: July-15-19 8:37 AM

To: Committee of Adjustment <CofA@vaughan.ca>
Subject: FW: A095/19 - REQUEST FOR COMMENTS (Vaughan - Committee of Adjustment)

Hello Lenore,

The Regional Municipality of York has completed its review of the above Minor Variance Application-A095/19 (27 Roytec Road) and has no comments. Please feel free to e-mail me in regards to any questions or concerns.

Thank you,

Tiffany Wong, B.E.S. | Associate Planner, Programs and Process Improvement,
Planning and Economic Development, Corporate Services

The Regional Municipality of York | 17250 Yonge Street | Newmarket, ON L3Y 6Z1
1-877-464-9675 ext. 71521 | tiffany.wong@york.ca | www.york.ca
Our Values: Integrity, Commitment, Accountability, Respect, Excellence



Please consider the environment before printing this email.

Schedule D: Previous Approvals (Notice of Decision)

Minor Variance Application A218/14
Minor Variance Application A165/12,
Minor Variance Application A114/12
Minor Variance Application A070/07,
Minor Variance Application A111/03,
Minor Variance Application A315/98
Minor Variance Application A349/98

NOTICE OF DECISION

MINOR VARIANCES

FILE NUMBER: A218/14**APPLICANT:** 1916606 ONTARIO LIMITED**PROPERTY:** Part of Lot 9, Concession 5 (being Lot 9, Plan 65M-2588) municipally known as 27 Roytec Road, Building A, Unit 1, Woodbridge**ZONING:** The subject lands are zoned EM1, Prestige Employment Zone and subject to the provisions of Exception 9(462I) under By-law 1-88 as amended.**PURPOSE:** To permit the maintenance of a commercial unit, as follows**PROPOSAL:**

1. To permit an additional Personal Service Shop with a maximum gross floor area of 328 m2.
2. To permit a total of 120 parking spaces.

BY-LAW REQUIREMENT:

1. A maximum of one Personal Service Shop is permitted with a maximum gross floor area of 185 m2
2. A minimum of 145 parking spaces are 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:**Minor Variance Application**

A114/12 - Personal Service Shop, 120 Parking Spaces - Approved

A070/07 - Five Units in unit #12, Unit size 96.66m2- Approved

A111/03 - telecommunications cabinet - landscape strip 2.4m; front & side yard setbacks 2.4m - Approved

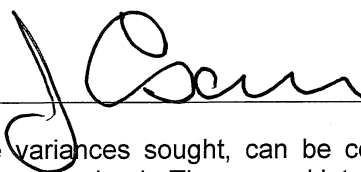
A315/98 - 2 storey industrial unit - unit size 397.0m2

A349/98 - 2 storey industrial unit - unit size 375.0m2

A111/03 - landscape strip 2.4m, front & side yard setbacks 2.4m

A070/07 - Maximum 5 units in unit #12, Unit size 96.66m2

Sketches are 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. **A218/14, 1916606 ONTARIO LIMITED**, be **APPROVED**, in accordance with the sketches attached and subject to the following conditions:

1. That the Owner shall provide a Parking Study to justify the proposed deficiency in parking spaces, a study which should include surveys of the existing site during peak hours (on at least two different days) and should be conducted and signed by a professional Transportation Consultant and 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.

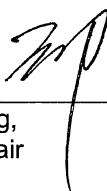
CHAIR:



Signed by all members present who concur in this decision:



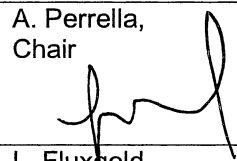
A. Perrella,
Chair



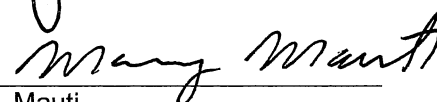
H. Zheng,
Vice Chair



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: AUGUST 28, 2014

Last Date of Appeal: SEPTEMBER 17, 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.

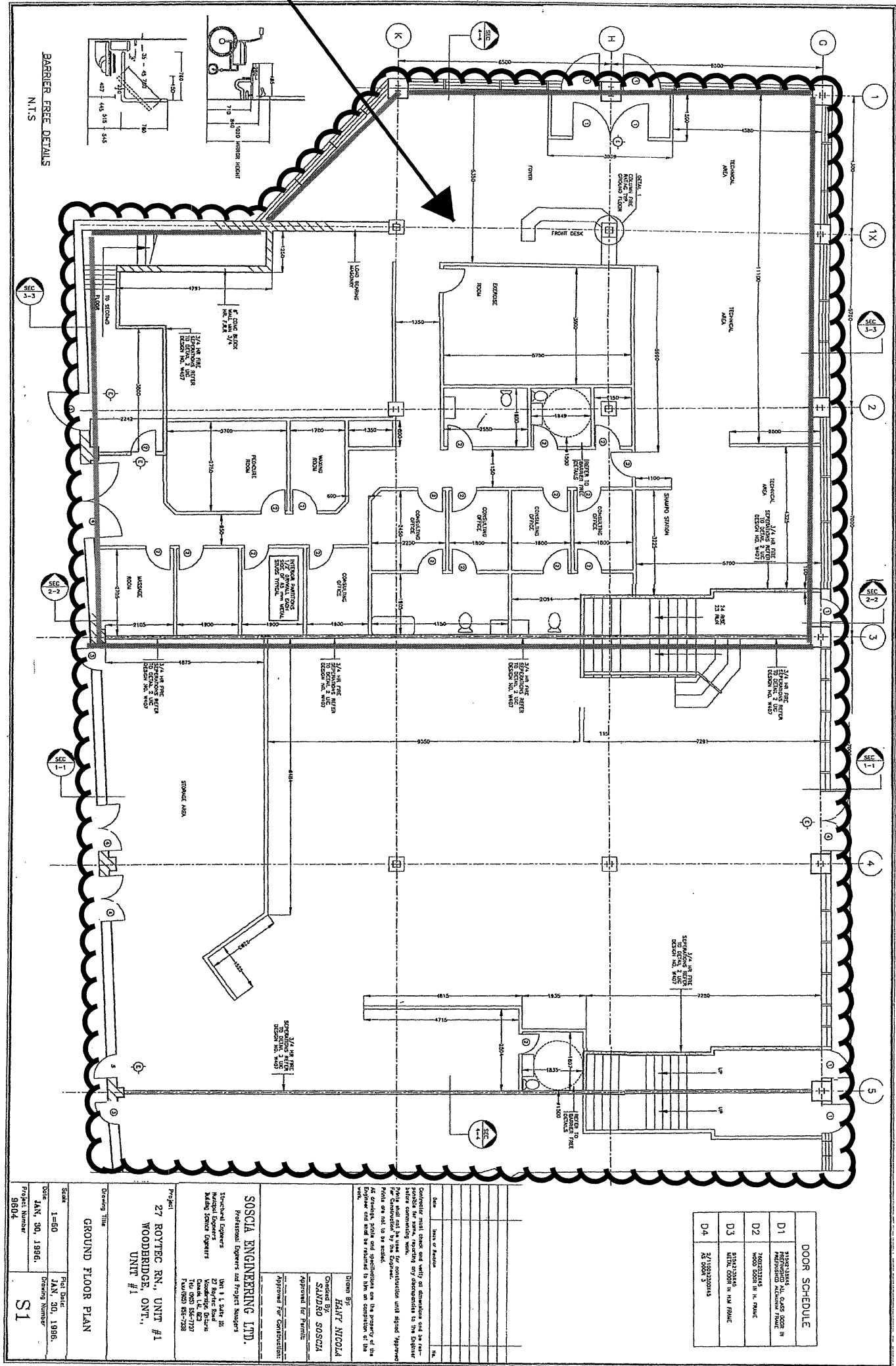
CONDITIONS

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

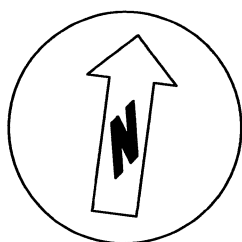
SEPTEMBER 17, 2015

Personal Service Shop GFA = 328m2

A218/14



Total Parking Spaces = 120



COMMITTEE OF ADJUSTMENT

File No.:

A218/14

Applicants:

1916606 ONTARIO LIMITED



SUBJECT LANDS:

27 Roytec Road, Building A, Unit 1, Woodbridge

NOTICE OF DECISION

MINOR VARIANCES

FILE NUMBER: A165/12

APPLICANT: 1478130 ONTARIO LTD.

PROPERTY: Lot 9, Concession 5 (Part of Lot 3, Registered Plan 65M-2588, municipally known as 27 Roytec Road Unit 3A, Woodbridge)

ZONING: The subject lands are zoned EM1, Prestige Employment Area and subject to the provisions of Exception 9(462I) under By-law 1-88 as amended.

PURPOSE: To permit the maintenance of an existing personal service shop.

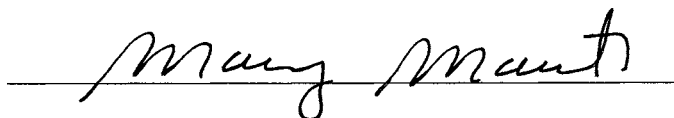
PROPOSAL:
1. To permit a personal service shop.
2. To permit a total of 120 parking spaces.

BY-LAW REQUIREMENT:
1. Only one personal service shop is permitted in the multi-unit building.
2. A minimum of 132 parking spaces are permitted.

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
Minor Variance Application
A114/12 - Personal Service Shop, 120 Parking Spaces - Approved
A070/07 - Five Units in unit #12, Unit size 96.66m2- Approved
A111/03 - telecommunications cabinet - landscape strip 2.4m; front & side yard setbacks 2.4m - Approved
A315/98 - 2 storey industrial unit - unit size 397.0m2

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. **A165/12, 1478130 ONTARIO LTD.**, be **APPROVED**, in accordance with the sketch attached

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.

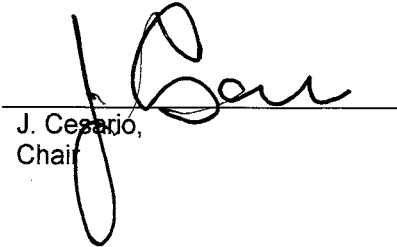
COMMITTEE OF ADJUSTMENT VARIANCE

A165/12

CHAIR:



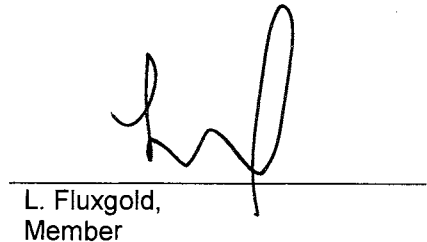
Signed by all members present who concur in this decision:



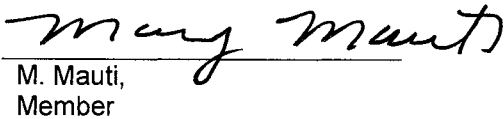
J. Cezario,
Chair



A. Perrella,
Vice Chair



L. Fluxgold,
Member



M. Mauti,
Member



H. Zheng,
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:

JUNE 28, 2012

Last Date of Appeal:

JULY 18, 2012

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:

JULY 18, 2013



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

	FILE NUMBER:	A165/12
	APPLICANT:	1478130 ONTARIO LTD
		Subject Area Municipally known as 27 ROYTEC ROAD, UNIT 3A, WOODBRIDGE

NOTICE OF DECISION

MINOR VARIANCES

FILE NUMBER: A114/12

APPLICANT: 1478130 ONTARIO LTD

PROPERTY: Part of Lot 9 Concession 5, (Lot 3, Registered Plan 65M-2588, municipally known as 27 Roytec Road, Unit 5A, Woodbridge)

ZONING: The subject lands are zoned EM1, Prestige Employment Area and subject to the provisions of Exception 9(462I) under By-law 1-88 as amended.

PURPOSE: To permit the maintenance of an existing personal service shop.

PROPOSAL:
1. To permit a personal service shop.
2. To permit a total of 120 parking spaces.

BY-LAW REQUIREMENT:
1. Only one personal service shop is permitted in the multi-unit building.
2. A minimum of 126 parking spaces are permitted.

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
Minor Variance Application
A070/07 - Five Units in unit #12, Unit size 96.66m2- Approved
A111/03 - telecom

Sketches are 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. **A114/12, 1478130 ONTARIO LTD**, be **APPROVED**, in accordance with the sketches attached


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.

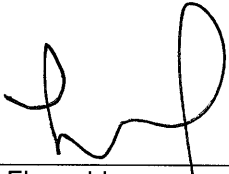
CARRIED.

CHAIR: _____

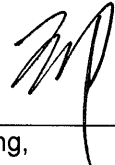
Signed by all members present who concur in this decision:



J. Cesario,
Chair

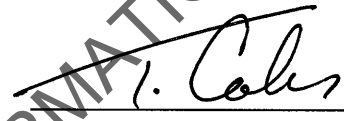
A. Perrella,
Vice Chair

L. Fluxgold,
Member

M. Mauti,
Member

H. Zheng,
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:****MAY 3, 2012****Last Date of Appeal:****MAY 23, 2012****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:

MAY 23, 2013

[illegible]

Proposed
Parking Spaces
= 120

**Used
ing Spaces**

BACKGROUNDF INFORMATION

JEVLAN DRIVE

EXISTING SPACES

NO. 7-1287

DATE: 1-1-50

BY: [illegible]

FOR: [illegible]

SHEET NO. 1 OF 1

ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED
DATE 08-21-2013 BY 60322 UCBAW

Dec 7 1987

- RADIO TRANSMISSION WLT
- COMBATIVES MOD PFC
- AIRCRAFT
- MILITARY OPERATIONS
- GATOR BASH

GUIDO PAPA SURVEYING LTD			
Geomatics Limited, 10000 Highway 101, Unit 101, Richmond, BC V6V 2G9			
Tel: 604-271-0000			
Fax: 604-271-0001			
E-mail: g.papa@papasurveying.com			
Web: www.papasurveying.com			
© 2004 Guido Papa Surveying Ltd.			

SCHEDULE									
ZONE.....M - U									
SITE AREA.....11,101.2 - 120,335 sq. ft.									
Side A		1st Floor		2nd Floor		Total			
Unit #	M2	Sq. Ft.	M2	Sq. Ft.	M2	Sq. Ft.	Total		
1	526,646	5,670	306,685	3,970	895,331	9,640			
2	156,822	1,710	126,322	1,360	285,144	3,070			
3	154,240	1,682	124,740	1,343	360,985	3,025			
4	154,650	1,665	123,156	1,326	277,816	2,991			
5									
6	151,494	1,631	119,794	1,292	271,488	2,923			
7	273,742	2,947	219,492	2,363	493,234	5,310			
8	259,166	2,790	259,166	2,790	518,332	5,580			
9	327,583	3,546	270,207	3,124	619,790	6,672			
10	179,530	1,933	150,280	1,618	329,810	3,551			
11	181,772	1,957	152,323	1,642	334,295	3,599			
12	293,970	3,050	219,640	1,592	431,130	4,642			
13	260,544	2,805	219,783	2,366	480,347	5,171			
Building	3,066,583	33,036	2,423,766	26,015	5,492,349	59,131			
8	84,720	9,114	398,520	4,270	1,245,740	13,605			
TOTAL	3,915,303	42,150	2,822,286	30,285	6,737,589	72,535			
1st Fl., Building Area/Site Area							35.0%		
2nd Floor, Building Area/Total Area							4.3%		
Paved Area/Total Area							56.2% Incl. Sidewalk Area		
PARKING:									
REQUIRED.....116 Spaces									
PROVIDED.....117 Spaces									

-PRELIMINARY

the District is subject to Government seizure and use for military purposes. The District is also subject to Government seizure and use for military purposes. The District is also subject to Government seizure and use for military purposes.

SITE PLAN

**INDUSTRIAL CONDOMINIUM
UNITS.**

WESTERN BOTTLE PLANT

**FOR
THE RICHCON GROUP**

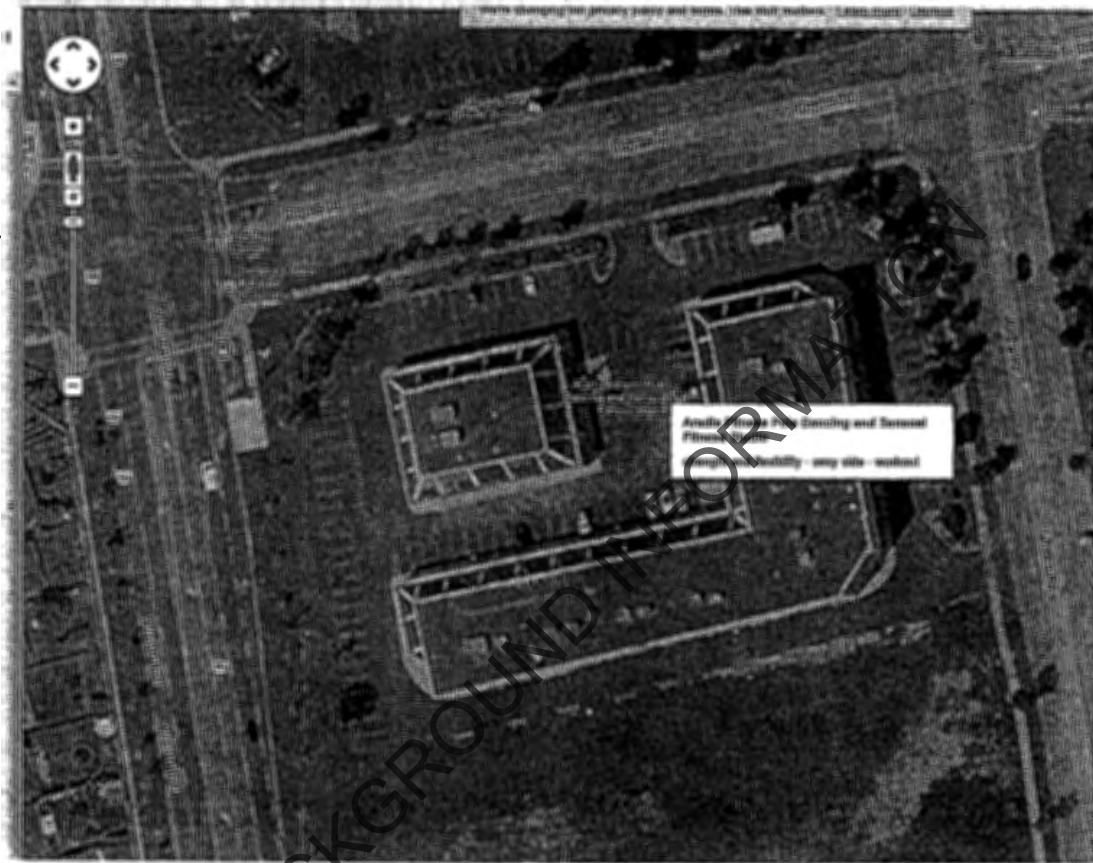
3225 F.B. HWY. S. SUITE 300 DOWNTOWN



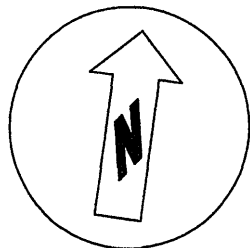
EASTMAN KODAK INC.

8712.	
PRODUCED BY FEB 1964	A-
AS SIGNED,	

A114/12



120 spaces.



COMMITTEE OF ADJUSTMENT

File No.:

A114/12

Applicants:

1478130 ONTARIO LTD.



SUBJECT LANDS:
27 ROYTEC ROAD, UNIT 51, WOODBRIDGE

NOTICE OF DECISION

FILE NO: A111/03

IN THE MATTER OF Subsection 45 of the Planning Act.

IN THE MATTER OF an application by **YORK REGION CONDOMINIUM PLAN NO. 724**, with respect to Part of Lot 9, Concession 5 (Lot 3, Registered Plan No. 65M-2588), municipally known as 27 Roytec Road.

The subject lands are zoned EM1 subject to the provisions of Exception Number 9(462I) under By-Law 1-88 as amended.

The applicant is requesting variances to permit the construction of a telecommunications cabinet (C.U.E. 50), notwithstanding, the minimum landscape strip will be 2.4m, rather than the By-law requires the minimum landscape strip to be 3.0m, the front and side yard setbacks will be 2.4m rather than 6.0m. 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.

AND THAT Application No, **A111/03– YORK REGION CONDOMINIUM PLAN NO. 724**, be:

☒ **APPROVED** ☐ **APPROVED AS AMENDED** ☐ **REFUSED**
☐ **ADJOURNED** _____ ☐ **REFUSED AS AMENDED**

in accordance with the sketch attached and subject to the following conditions:

- 1) Once cabinet is installed landscaping is to be to the satisfaction of the Urban Design Department , if required;
- 2) That if the condition listed above is not fulfilled 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.***

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.

☐ **MOTION CARRIED UNANIMOUSLY** ☐ **MOTION CARRIED**

DATE: May 15, 2003 **CHAIR:** _____

Signed by all members present who concur in this decision:

~~_____
M. Mauti,
Chair,~~

T. DeCicco
Vice Chair,

L. Fluxgold,
Member,

K. Connell,

S. Perrella,

Member,

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.

Dianne E.L. Grout, A.M.C.T.,
Secretary-Treasurer
Committee of Adjustment, City of Vaughan

DATE OF HEARING: MAY 15, 2003
LAST DATE OF APPEAL: JUNE 4, 2003

APPEALS MUST BE RECEIVED BY THIS OFFICE NO LATER THAN 4:30P.M . ON JUNE 4, 2003.

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.

**NOTE: IF ANY CONDITIONS ARE IMPOSED ON THIS APPLICATION,
THE FINAL DATE FOR FULFILLING THEM IS:
* * * JUNE 4, 2004 * * ***

Other Planning Act Applications: Minor Variances applications

- File No. A203/88** **REFUSED (Dec. 7/88) – (Building A), Unit 4, 5, and 6,** for minimum unit size 271.488m². to 277.816m². rather that the required 280m²
- File No. A315/98** **APPROVED (Oct. 29/98) –** minimum unit size of 150.0m². for unit 8 with an average unit size for all units within the building to be 397.0m²
- File No. A349/98** **APPROVED (Nov. 12/98) –** the minimum unit size of 150.0m². for unit 9 with an average unit size for all units within the building to be 375.0m².

NOTICE OF DECISION

FILE NO: A070/07

IN THE MATTER OF Subsection 45 of the Planning Act.

IN THE MATTER OF an application by **PRATO FIRENZE LTD.**, with respect to Part of Lot 9, Concession 5, (Lot 3, Registered Plan No. 65M-2588, municipally known as 27 Roytec Road, Unit 12, YRC#724, Woodbridge).

The subject lands are zoned EM1, Prestige Employment Area Zone under By-Law 1-88 as amended and further subject to Exception 9(462I).

The purpose of this application is to request variances to permit the maintenance of an existing unit as follows:

Proposal:

1. Maximum five units in unit #12.
2. Minimum unit size 96.66 m²

By-Law Requirements:

1. Maximum four units in unit #12.
2. Minimum unit size 174m²

Sketches are 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.

AND THAT Application No. **A070/07 – PRATO FIRENZE LTD., be APPROVED**, in accordance with the sketches attached.

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:

_____ M. Mauti, Chair,	_____ L. Fluxgold, Vice Chair,	_____ J. Cesario, Member,
_____ D. H. Kang, Member,	_____ M. S. Panicali, 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.

John D. Leach,
City Clerk,
City of Vaughan

DATE OF HEARING:	MARCH 22, 2007
LAST DATE OF APPEAL:	APRIL 11, 2007

APPEALS MUST BE RECEIVED BY THIS OFFICE NO LATER THAN 4:30P.M . ON APRIL 11, 2007.
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 \$150.00 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.

**NOTE: IF ANY CONDITIONS ARE IMPOSED ON THIS APPLICATION, THE
FINAL DATE FOR FULFILLING THEM IS:
* * * APRIL 11, 2008 * * ***

It should be noted that T. DeCicco was still out of the Council Chambers and did not take part in the discussion nor did he vote on the matter below.

21. **FILE NO. A315/98**
CONNIE SIMONE

LOCATION

South-east corner of Weston Road and Roytec Road, being Lot 3 of Registered Plan 65M-2588, municipally known as Unit 8, 27 Roytec Road, in Lot 9, Concession 5.

PROPOSAL

The applicant is requesting a variance to permit the continued maintenance of a two storey industrial unit, notwithstanding the minimum unit size of 150.0m². for unit 8 with an average unit size for all units within the building to be 397.0m²., rather than the minimum unit size of 175.0m². with an average unit size for all units within the building to be 420.0m².

By-law 1-88 zones these parcels as "EM1" Prestige Employment Area Zone.

On December 7, 1988, the Committee refused minor variance application File No. A203/88, (Building A), Unit 4, 5, and 6, for minimum unit size 271.488m². to 277.816m². rather than the required 280m². The proposed minimum, of parking spaces of 118, rather than the required 120 spaces.

Connie Simone, the applicant appeared and gave a brief submission regarding the request.

There was no one in attendance either in support of or in opposition to the request.

There were no objections from any other Departments or Agencies and any conditions requested are listed below.

The Committee is of the opinion that the variance sought can be considered minor and is 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.

MOVED by S. Perrella
seconded by L. Fluxgold

THAT Application Nos. **A315/98 - CONNIE SIMONE,** be **APPROVED**, subject to the following conditions:

1. That if a Building Permit is not issued, based upon the decision of the Committee of Adjustment 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.

CARRIED

COMMITTEE OF ADJUSTMENT
(VARIANCES)
NOTICE OF DECISION

FILE NO: A315/98

IN THE MATTER OF Subsection 45 of the Planning Act.

IN THE MATTER OF applications by **CONNIE SIMONE**, with respect to Lot 3, Registered Plan 65M-2588, (Part of Lot 9, Concession 5), municipally known as 27 Roytec Road, Unit 8.

By-law 1-88 zones these parcels as “EM1” Prestige Employment Area Zone.

The applicant is requesting a variance to permit the maintenance of a two storey industrial unit, notwithstanding the minimum unit size of 150.0m². for unit 8 with an average unit size for all units within the building to be 397.0m²., rather than the minimum unit size of 175.0m². with an average unit size for all units within the building to be 420.0m². A sketch is attached illustrating the request.

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 Nos. **A315/98 - CONNIE SIMONE**, be **APPROVED**, subject to the following conditions:

1. That if a Building Permit is not issued, based upon the decision of the Committee of Adjustment 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.

IMPORTANT:	ALL CONDITIONS MUST BE FULFILLED.
Please contact each Agency and/or Department listed above whether "if required" appears in the condition or not.	

Members concurring in this decision:

M. Mauti,
Chairman,

L. Fluxgold,
Member,

K. Hakoda
Member,

S. Perrella,
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.

Dianne E.L. Grout, A.M.C.T.,
Secretary-Treasurer
Committee of Adjustment
City of Vaughan

DATE OF HEARING: **OCTOBER 29, 1998**
LAST DATE OF APPEAL: **NOVEMBER 18, 1998**
APPEALS MUST BE RECEIVED BY THIS OFFICE NO LATER THAN 4:30P.M . ON NOVEMBER 18, 1998.

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

COMMITTEE OF ADJUSTMENT
(VARIANCE)
NOTICE OF DECISION

FILE NO: A349/98

IN THE MATTER OF Subsection 45 of the Planning Act.

IN THE MATTER OF applications by **878475 ONTARIO LTD., MR. VINCE FARRERO**, with respect to Lot 3, Registered Plan 65M-2588, (Part of Lot 9, Concession 5), municipally known as 27 Roytec Road, Unit 9.

By-law 1-88 zones these parcels as “EM1” Prestige Employment Area Zone.

The applicant is requesting a variance to permit the continued maintenance of a two storey industrial unit, notwithstanding the minimum unit size of 150.0m². for unit 9 with an average unit size for all units within the building to be 375.0m²., rather than the by-law requires a minimum unit size of 175.0m². with an average unit size for all units within the building to be 420.0m². A sketch is attached illustrating the request.

On December 7, 1988, the Committee refused minor variance application File No. A203/88, (Building A), Unit 4, 5, and 6, for minimum unit size 271.488m². to 277.816m². rather than the required 280m².

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 Nos. **A349/98 - VINCE FERRARO (878475 ONT. LTD.)**, be **APPROVED**, subject to the following conditions:

1. That if a Building Permit is not issued, based upon the decision of the Committee of Adjustment 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.

IMPORTANT:
ALL CONDITIONS MUST BE FULFILLED
Please contact each Agency and/or Department listed above whether “if required” appears in the condition or not.

Members concurring in this decision:

M. Mauti, Chairman,	T. DeCicco, Vice-Chairman,	L. Fluxgold, Member,
K. Hakoda, Member,	S. Perrella, 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.

Dianne E.L. Grout, A.M.C.T.,
Secretary-Treasurer
Committee of Adjustment
City of Vaughan

DATE OF HEARING: **NOVEMBER 26, 1998**
LAST DATE OF APPEAL: **DECEMBER 16, 1998**
APPEALS MUST BE RECEIVED BY THIS OFFICE NO LATER THAN 4:30 P.M. ON DECEMBER 16, 1998
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 names of individual group members, and not in the name of the group.