

File: B025/19**Applicant:** 1791234 Ontario Limited
(Vaughan West II Limited)**Address:** 8745 Highway 50, Woodbridge ON**Agent:** Rosemarie Humphries / Marcus Martins
Humphries Planning Group Inc

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

Adjournment History: None.Background History: B002/18, A109/19 (see next page for details)

Staff Report Prepared By: Lenore Providence
Hearing Date: Thursday, August 22, 2019



Consent Application

Agenda Item: 6

B025/19

Ward: 2

Prepared By: Lenore Providence Assistant Secretary Treasurer

Date of Hearing: Thursday , August 22, 2019

Applicant: 1791234 Ontario Limited (Vaughan West II Limited)

Agent: Rosemarie Humphries / Marcus Martins - Humphries Planning Group Inc

Property: 8745 Highway 50, Woodbridge ON

Zoning: The subject lands are zoned EM1, Prestige Employment Area Zone, and subject to the provisions of Exception 9(1308) under By-law 1-88 as amended.

OP Designation: Vaughan Official Plan 2010 ("VOP 2010"): "Prestige Employment"

Related Files: DA.18.086
Consent Application – B026/19

Purpose: Consent is being requested to permit an easement over 8745 Hwy 50, specifically over Part 2 (as shown on sketch submitted with the application), in favour of the lands to the north municipally known as 241 Trade Valley Drive (dominant land) for access purposes (construction use and maintenance).

Background (Previous Applications approved by the Committee on the subject land: N

Application No.:	Description:	Status of Approval: Approved/Refused/Withdrawn/ OMB/Concurrent
B002/18	<p>Consent was granted to sever a parcel of land for commercial purposes, with frontage onto Hunter’s Valley Road approximately 20,234.40 square metres reserving an easement for storm and sanitary services and watermain installation over the severed parcel (servient land) in favour of the retained land (dominant land). The retained parcel of land has frontage onto Highway 50 and is approximately 18,680.50 square metres.</p> <p>The easement to be reserved over the severed parcel for storm and sanitary services is shown as Part 2 on the draft plan submitted with the application and the easement to be reserved for watermain installation is shown as Part 3 and Part 4 on the draft plan submitted with the application.</p> <p>The severed and retained land are currently vacant.</p>	APPROVED MAY 10, 2018 Certificate Issued: October 3, 2018

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, “B001/17”.

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 August 7, 2019

Applicant confirmed posting of signage on August 7, 2019

No existing Building or Structures on the subject land

Recommended conditions of approval:

1. That the applicant's solicitor confirm the legal description of the subject lands. Subject land applies **only** to the severed parcel, leased land, easement etc. as conditionally approved by the Committee of Adjustment.
2. That the applicant provides two (2) full size copies of the deposited plan of reference of the entire land which conforms substantially with the application as submitted.
3. Payment of the Certificate Fee as provided on the City of Vaughan's Committee of Adjustment Fee Schedule.

Adjournment Request: N/A

Building Standards (Zoning Review):

Stop Work Order(s) and Order(s) to Comply: There are no outstanding Orders on file.

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

Easements and/or Right-of-ways shall be registered on title to permit shared parking and access over all the adjacent subject lands (as created through consent applications B025/19 and B026/19).

Development Planning:

Vaughan Official Plan 2010 ('VOP 2010'): "Prestige Employment"

The Owner is requesting permission to facilitate an access easement in favour of the lands to the north.

Through York Region, Peel Region has requested the landowners of 8745 Highway 50 (DA.18.086) and 241 Trade Valley Drive (DA.17.064) enter into an easement agreement for the continued maintenance and construction of both properties. The Owner of the Subject Lands has submitted Site Development Application file DA.18.086 to permit the construction of an industrial building.

The Subject Lands will gain access through two proposed accesses along Highway 50. One temporary access will be maintained on the south side of the Subject Lands with a second shared access with the lands to the north (241 Trade Valley Drive) through this proposed access easement. Both proposed accesses were reviewed through DA.18.086. Peel Region, who has jurisdiction over Highway 50, has required access to be shared with 241 Trade Valley Drive. Peel Region has indicated that they have no objection to the consent application.

The Development Planning Department has no objection to the proposed access easement as it facilitates the development of the proposed Site Development Applications DA.17.064 and DA.18.086, and is of the opinion that the requested access easement maintains the intent of VOP 2010 and the consent criteria stipulated in Section 51(24) of the Planning Act. R.S.O. 1990, c. P.13.

The Development Planning Department recommends approval of the application, subject to the condition below:

1. The related Site Development File DA.18.086 be approved to the satisfaction of the Development Planning Department.

Cultural Heritage (Urban Design):

No comments.

Development Engineering:

The Development Engineering (DE) Department does not object to consent application B026/19 subject to the following condition(s):

1. The Owner shall arrange to prepare and register a reference plan at their expense showing all existing and proposed easements to the satisfaction of Development Engineering (DE). The Owner shall submit a draft reference plan to DE for review prior to deposit.
2. The Owner shall provide proof of a mutual access agreement between the two land owners (241 Trade Valley Drive & 8745 Hwy 50) either in the form of a signed letter from the Owner's solicitor or a DRAFT Reciprocal Easement Agreement (REA) to be provided to the satisfaction of DE.
3. The proposed mutual access from Highway 50 shall be reviewed and approved by both York & Peel Region.

Parks Development:

No Response.

By-Law and Compliance, Licensing and Permit Services:

No comments or concerns.

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.

The Financial Planning and Development Finance Department does not object to consent application B026/19 subject to the following condition(s):

The owner shall pay all property taxes as levied. Payment is to be made by certified cheque, to the satisfaction of the City of Vaughan Financial Planning and Development Finance Department (contact Nelson Pereira to have this condition cleared).

Fire Department:

No Response.

Schedule A – Plans & Sketches

Schedule B – Public Correspondence

Cover Letter (Agent)

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)

Consent Application B002/18

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 standard to which provincial interests, provincial and local policies and goals are implemented. Accordingly, review of the application considers the following:

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

Should the Committee find it appropriate to approve this application, the following conditions have been recommended:

	Department/Agency	Condition
1	Committee of Adjustment Christine Vigneault 905-832-8585 x 8332 christine.vigneault@vaughan.ca	1. That the applicant’s solicitor confirm the legal description of the subject lands. Subject land applies only to the severed parcel, leased land, easement etc. as conditionally approved by the Committee of Adjustment. 2. That the applicant provides two (2) full size copies of the deposited plan of reference of the entire land which conforms substantially with the application as submitted. 3. Payment of the Certificate Fee as provided on the City of Vaughan’s Committee of Adjustment Fee Schedule.
2	Development Planning Michael DiFebo 905-832-8585 x 8990 Michael.difebo@vaughan.ca	The related Site Development File DA.18.086 be approved to the satisfaction of the Development Planning Department.
3	Development Engineering Brad Steeves 905-832-8585 x 8977	1. The Owner shall arrange to prepare and register a reference plan at their expense showing all existing and proposed easements to the satisfaction of Development Engineering

	Department/Agency	Condition
	brad.steeves@vaughan.ca	(DE). The Owner shall submit a draft reference plan to DE for review prior to deposit. 2. The Owner shall provide proof of a mutual access agreement between the two land owners (241 Trade Valley Drive & 8745 Hwy 50) either in the form of a signed letter from the Owner's solicitor or a DRAFT Reciprocal Easement Agreement (REA) to be provided to the satisfaction of DE. 3. The proposed mutual access from Highway 50 shall be reviewed and approved by both York & Peel Region.
4	Development Finance Nelson Pereira 905-832-8585 x 8393 nelson.pereira@vaughan.ca	The owner shall pay all property taxes as levied. Payment is to be made by certified cheque, to the satisfaction of the City of Vaughan Financial Planning and Development Finance Department (contact Nelson Pereira to have this condition cleared).

Warning:

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

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 more information please contact the City of Vaughan, Committee of Adjustment

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

Schedule A: Plans & Sketches

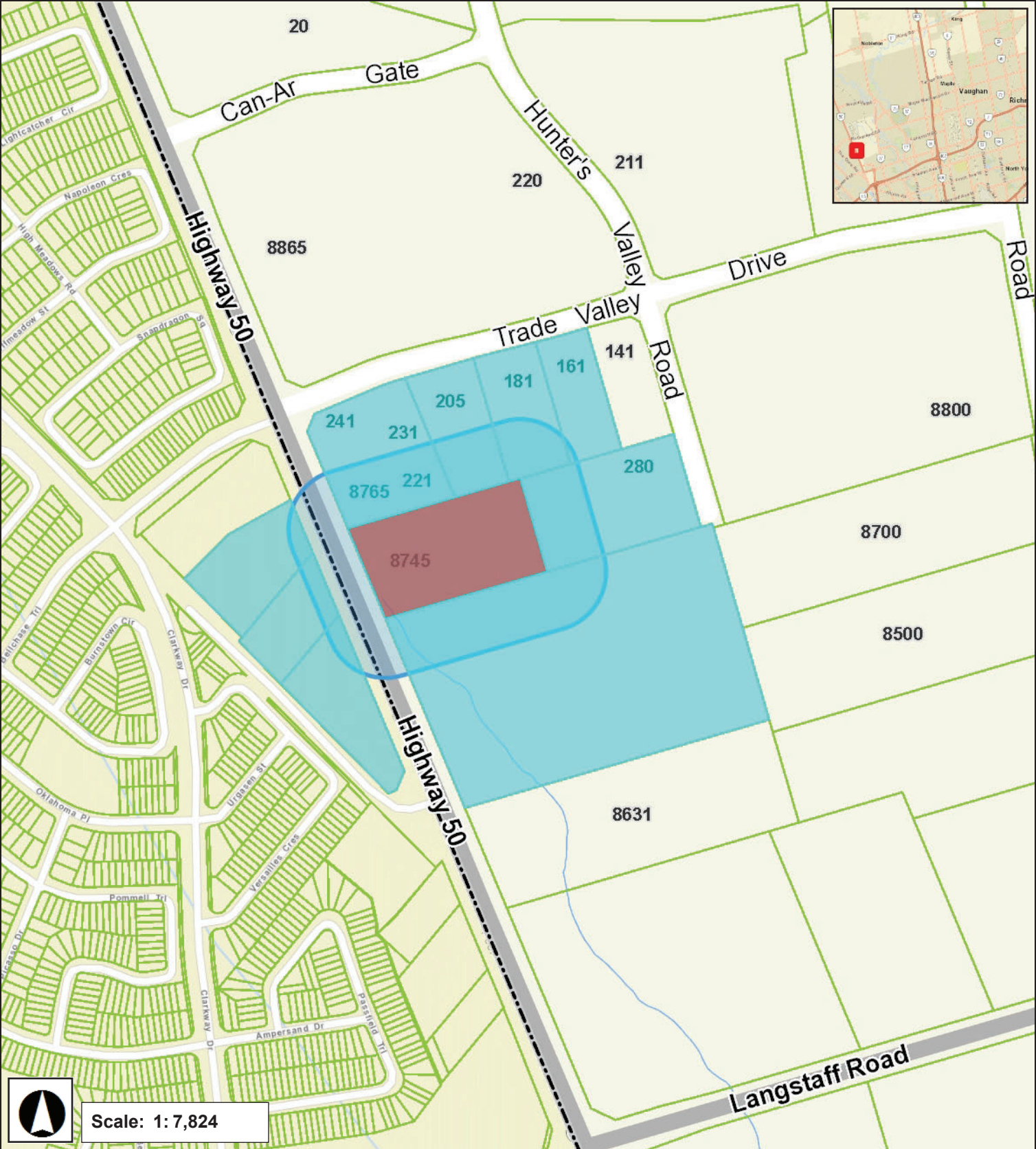
Please note that the correspondence listed in Schedule A is not comprehensive. Plans & sketches received after the preparation of this staff report will be provided as an addendum. Correspondence will only be accepted until 12:00 p.m. on the date of the scheduled hearing.

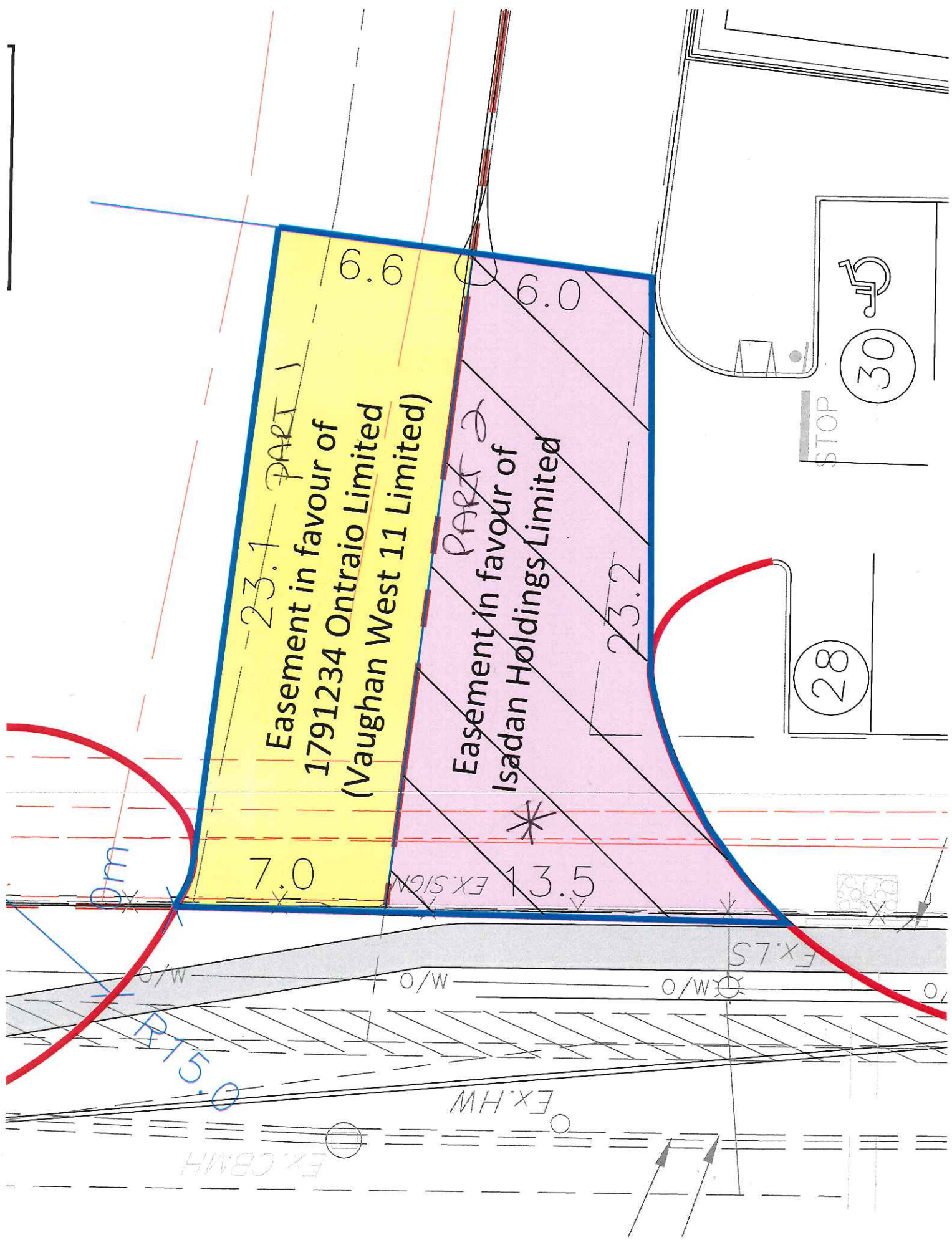
Plans & Sketches



B025/19 - Notification Map

8745 Highway 50, Woodbridge





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.

Agent’s cover letter

B025119

HUMPHRIES PLANNING GROUP INC.

FOUNDED IN 2003

July 8, 2019
HPGI File: 10227

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

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

Re: Consent Application
241 Trade Valley Drive & 8745 Highway 50
Isadan Holdings Inc. & 1791234 Ontario Limited (Vaughan West II Limited)

Dear Ms. Vigneault,

Humphries Planning Group Inc ("HPGI") represents Isadan Holdings Inc. owners of land located at 241 Trade Valley Drive and 1791234 Ontario Limited owners of land 8745 Highway 50 respectively in the City of Vaughan. On behalf of the both owners, HPGI is submitting two (2) Consent applications to the Committee of Adjustment, in order to allow for reciprocal easements for a right of access for construction use and maintenance between the two properties.

As per the Committee of the Whole Report dated May 07, 2019, outlined in the recommendations prior to the execution of the Site Plan Agreement, City staff recommended that the Isadan Holdings Inc. and 1791234 Ontario Limited shall both successfully obtain approval of Consent applications from the Committee of Adjustment for the required reciprocal access easements of the lands located at 241 Trade Valley and the abutting property to the south, 8745 Highway 50, for the purpose of a shared access driveway.

In support of these applications, HPGI submits the following materials:

- 1 cheque, made out to the City of Vaughan, for \$3,546.00 to satisfy the City of Vaughan's Consent fee, prepared by 1791234 Ontario Limited;
- 1 cheque, made out to the City of Vaughan, for \$3,546.00 to satisfy the City of Vaughan's Consent fee, prepared by Isadan Holdings Inc.;
- 1 copy of this cover letter;
- 1 signed Consent application for 1791234 Ontario Limited, printed on 8½ X 14 paper;
- 1 signed Consent application for Isadan Holdings Inc., printed on 8½ X 14 paper;
- 1 copy of the sketch illustrating the proposed easement in favour of 1791234 Ontario Limited;


Cover Letter
Consent Application
July 2019

Page 2 of 2

- 1 copy of the sketch illustrating the proposed easement in favour of Isadan Holdings Limited;
- 1 copy of the context site plan sketch illustrating the proposed easement in favour of 1791234 Ontario Limited,
- 1 copy of the context site plan sketch illustrating the proposed easement in favour of Isadan Holdings Inc.; and,
- 2 USB digital copies of the above noted materials

We trust that these items satisfy your requirements and look forward to working with you on this application. Should you have any questions feel free to contact the undersigned at extension 244.

Yours truly,
HUMPHRIES PLANNING GROUP INC.



Rosemarie Humphries, BA, MCIP, RPP
President

cc. Isadan Holdings Inc
1791234 Ontario Limited

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

MacPherson, Adriana

Subject: FW: B025/19 - Request for Comments

From: Guida, Diana <Diana.Guida@york.ca>
Sent: August-02-19 2:46 PM
To: MacPherson, Adriana <Adriana.MacPherson@vaughan.ca>
Cc: Providence, Lenore <Lenore.Providence@vaughan.ca>; Attwala, Pravina <Pravina.Attwala@vaughan.ca>
Subject: RE: B025/19 - Request for Comments

Good afternoon Adriana,

The Regional Municipality of York has completed its review of the above mentioned Consent Application and has no comment.

Should you have any questions or concerns, please contact Joseph McMackin, Associate Planner at ext. 71516 or by email at joseph.mcmackin@york.ca.

Best,

Diana Guida | Planning Assistant

Planning and Economic Development Branch, Corporate Services Dept.

The Regional Municipality of York| 17250 Yonge Street | Newmarket, ON L3Y 6Z1
O: 1-877-464-9675 ext. 74886 | diana.guida@york.ca | www.york.ca
*Our Values: Integrity, **Commitment**, **Accountability**, **Respect**, **Excellence***
Please consider the environment before printing this email.



COMMENTS:

☐

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

☒

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

☐

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

Alectra Utilities (formerly PowerStream) has received and reviewed the proposed Consent Application. This review, however, does not imply any approval of the project or plan.

All proposed billboards, signs, and other structures associated with the project or plan must maintain minimum clearances to the existing overhead or underground electrical distribution system as specified by the applicable standards, codes and acts referenced.

In the event that construction commences, and the clearance between any component of the work/structure and the adjacent existing overhead and underground electrical distribution system violates the Occupational Health and Safety Act, the customer will be responsible for 100% of the costs associated with Alectra making the work area safe. All construction work will be required to stop until the safe limits of approach can be established.

In the event construction is completed, and the clearance between the constructed structure and the adjacent existing overhead and underground electrical distribution system violates the any of applicable standards, acts or codes referenced, the customer will be responsible for 100% of Alectra's cost for any relocation work.

References:

- Ontario Electrical Safety Code, latest edition (Clearance of Conductors from Buildings)
- Ontario Health and Safety Act, latest edition (Construction Protection)
- Ontario Building Code, latest edition (Clearance to Buildings)
- PowerStream (Construction Standard 03-1, 03-4), attached
- Canadian Standards Association, latest edition (Basic Clearances)

If more information is required, please contact either of the following:

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

Schedule D: Previous Approvals (Notice of Decision)

Consent Application B002/18



NOTICE OF DECISION
Consent Application B002/18

Section 53 of the Planning Act, R.S.O. 1990, c.P.13

Date of Hearing: Thursday, May 10, 2018

Applicant: 1791234 Ontario Limited

Agent: KLM Planning Partners Inc.

Property: 280 Hunter's Valley Road, Vaughan

Zoning: The subject lands are zoned EM1, Prestige Employment Area Abutting Major Roads subject to Exception 9(1308) and EM2, General Employment Area subject to Exception 9(1308) under By-law 1-88, as amended.

OP Designation: VOP 2010: "Prestige Employment"

Related Files: None.

Purpose: Consent is being requested to sever a parcel of land for commercial purposes, with frontage onto Hunter's Valley Road approximately 20,234.40 square metres reserving an easement for storm and sanitary services and watermain installation over the severed parcel (servient land) in favour of the retained land (dominant land). The retained parcel of land has frontage onto Highway 50 and is approximately 18,680.50 square metres.

The easement to be reserved over the severed parcel for storm and sanitary services is shown as Part 2 on the draft plan submitted with the application and the easement to be reserved for watermain installation is shown as Part 3 and Part 4 on the draft plan submitted with the application.

The severed and retained land are currently vacant.

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

Having regard to the written and oral submissions related to this application as required by Section 53(18), the requirements of Section 51(24) as required by Section 53(12) and matters of Provincial interest (Provincial Policy Statement) as required by Section 3(1) of the Planning Act, R.S.O. 1990, c. P. 13, as amended, it is the decision of the Committee that provisional consent of the application:

THAT Application No. B002/18 on behalf of 1791234 Ontario Limited be **APPROVED**, in accordance with the sketches attached and subject to the following conditions:

	Department/Agency	Condition
1	Committee of Adjustment Christine Vigneault 905-832-8585 x 8332 christine.vigneault@vaughan.ca	1. That the applicant's solicitor provides the secretary-treasurer with a copy of the prepared draft transfer document to confirm the legal description and PIN of the subject lands. Subject land applies only to the severed parcel, leased land, easement etc. as conditionally approved by the Committee of Adjustment. 2. That the applicant provides two (2) full size copies of the deposited plan of reference of the entire land which conforms substantially with the application as submitted.

		3. Payment of the Certificate Fee as provided on the City of Vaughan's Committee of Adjustment Fee Schedule.
2	<p>Real Estate Franca Mazzanti</p> <p>905-832-8585 x 8474 franca.mazzanti@vaughan.ca</p>	<p>The applicant shall provide the City with an appraisal report and valuation of the subject land (land only) to be prepared by an accredited appraiser. Payment of a Parkland levy to the City in lieu of the deeding of land for park purposes shall be made if a new lot is being created. Said levy is to be 2% of the appraised market value of the subject land as of the date of the Committee of Adjustment giving notice to the Applicant of the herein decision. Said levy shall be approved by the Senior Manager of Real Estate. Payment shall be made by certified cheque only.</p>
3	<p>Development Engineering Brad Steeves</p> <p>905-832-8585 x 8977 brad.steeves@vaughan.ca</p>	<ol style="list-style-type: none"> 1) The Owner/applicant shall arrange to register & deposit the submitted draft reference plan prepared by Schaeffer Dzoldov Bennett Ltd. dated March 13, 2018 at their expense for the conveyance of the subject lands showing all proposed easements to the satisfaction of DE. 2) The Owner/applicant shall apply to annex restrictive covenants S.118 for the proposed severance of lands and easement registration. No transfer of lands for Parcel A "Retained Lands" shall be registered without consent of the corporation of the City of Vaughan, until such time that the sanitary, storm and water connections are available to the lands to the satisfaction of the Development Engineering (DE) Department.
4	<p>Development Finance Nelson Pereira</p> <p>905-832-8585 x 8393 nelson.pereira@vaughan.ca</p>	<ol style="list-style-type: none"> 1) The owner shall pay of a Tree Fee, approved by Council as of the date of granting the consent. Payment is to be made by certified cheque, to the satisfaction of the City of Vaughan Financial Planning and Development Finance Department (contact Nelson Pereira to have this condition cleared). 2) The owner shall pay all property taxes as levied. Payment is to be made by certified cheque, to the satisfaction of the City of Vaughan Financial Planning and Development Finance Department (contact Nelson Pereira to have this condition cleared).
5	<p>Region of York Gabrielle Hurst</p> <p>905-830-4444 x 71538 gabrielle.hurst@york.ca</p>	<ol style="list-style-type: none"> 1. Prior to final approval, the Owner shall convey the following lands to York Region for public highway purposes free of all costs and encumbrances, to the satisfaction of the Regional Solicitor: <p>A widening across the full frontage of the site where it abuts Highway 50 of sufficient width to provide a minimum of 22.5 metre(s) from the Centre Line of Construction of Highway 50.</p>

	<p>2. The Owner shall provide a solicitor's certificate of title in a form satisfactory to the Regional Solicitor, at no cost to the Region, with respect to the conveyance of these lands to York Region.</p> <p>3. The Owner shall arrange for the preparation, review and deposit on title of a reference plan describing the lands to be conveyed to the Region, as described above, to the satisfaction of the Regional Planning and Economic Development Branch. The Region requires the Owner submit a Phase One Environmental Site Assessment ("ESA") in general accordance with the requirements of the Environmental Protection Act and O. Reg. 153/04 Records of Site Condition, as amended ("O. Reg. 153/04"). The Phase One ESA must be for the Owner's property that is the subject of the application and include the lands to be conveyed to the Region (the "Conveyance Lands"). The Phase One ESA cannot be more than two (2) years old at: (a) the date of submission to the Region; and (b) the date title to the Conveyance Lands is transferred to the Region. If the originally submitted Phase One ESA is or would be more than two (2) years old at the actual date title of the Conveyance Lands is transferred to the Region, the Phase One ESA will need to be either updated or a new Phase One ESA submitted by the Owner. Any update or new Phase One ESA must be prepared to the satisfaction of the Region and in general accordance with the requirements of O. Reg. 153/04. The Region, at its discretion, may require further study, investigation, assessment, delineation and preparation of reports to determine whether any action is required regardless of the findings or conclusions of the submitted Phase One ESA. The further study, investigation, assessment, delineation and subsequent reports or documentation must be prepared to the satisfaction of the Region and in general accordance with the requirements of O. Reg. 153/04. Reliance on the Phase One ESA and any subsequent reports or documentation must be provided to the Region in the Region's standard format and/or contain terms and conditions satisfactory to the Region.</p> <p>The Region requires a certified written statement from the Owner that, as of the date title to the Conveyance Lands is transferred to the Region: (i) there are no contaminants of concern, within the meaning of O. Reg. 153/04, which are present at, in, on, or under the property, or emanating or migrating from the property to the Conveyance Lands at levels that exceed the MOECC full depth site</p>
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		<p>condition standards applicable to the property; (ii) no pollutant, waste of any nature, hazardous substance, toxic substance, dangerous goods, or other substance or material defined or regulated under applicable environmental laws is present at, in, on or under the Conveyance Lands; and (iii) there are no underground or aboveground tanks, related piping, equipment and appurtenances located at, in, on or under the Conveyance Lands.</p> <p>The Owner shall be responsible for all costs associated with the preparation and delivery of the Phase One ESA, any subsequent environmental work, reports or other documentation, reliance and the Owner's certified written statement.</p> <p>5. This application is subject to York Region's development applications processing fee in accordance with (By-law 2010 15). The review fee for Consent to Sever is \$810. The fee for Review and Approval of Environmental Site Assessment Report fee is \$1,500. These fees are required to proceed with the review.</p> <p>The owner shall provide the Region with a cheque made payable to "The Regional Municipality of York" and forwarded to the Development Review Coordinator, Planning and Economic Development Branch.</p> <p>6. Prior to final approval, the Planning and Economic Development Branch shall certify that Conditions 1-5 have been met to its satisfaction.</p>
6	<p>Peel Region Patrick Amaral</p> <p>905-791-7800 ext 4093 Patrick.amaral@peelregion.ca</p>	<p>The owner shall execute an access agreement to the satisfaction of the Region of Peel.</p>

WARNING:

Conditions must be fulfilled within one year from the date of the giving of the Notice of Decision, failing which this application shall be deemed to be refused. Section 53(41), The Planning Act R.S.O., 1990


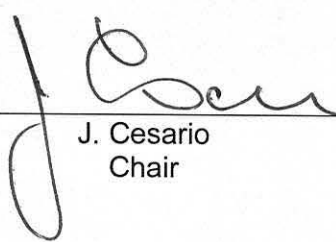
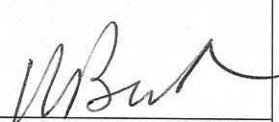
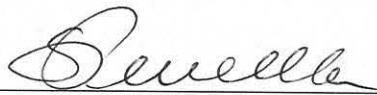
For the following reasons:

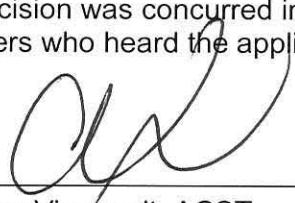
1. The proposal conforms to Section 51(24) as required by Section 53(12) of the Planning Act.
2. The proposal conforms to the City of Vaughan Official Plan.
3. The proposal conforms to the Provincial Policy Statements as required by Section 3(1) of the Planning Act.

Written & oral submissions 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 Thursday , May 10, 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	R. Buckler Vice Chair
ABSENT		
M. Mauti Member		A. Perrella Member

DATE OF HEARING:	Thursday, May 10, 2018
DATE OF NOTICE:	May 18, 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.	June 7, 2018 4:30 p.m.
LAST DAY FOR FULFILLING CONDITIONS:	May 19, 2019 May 18, 2019 4:30 p.m.
CERTIFICATION: I hereby certify that this is a true copy of the decision of the City of Vaughan Hill Committee of Adjustment and this decision was concurred in by a majority of the members who heard the application.  Christine Vigneault, ACST Manager Development Services & Secretary-Treasurer Committee of Adjustment	

Appealing to The Local Planning Appeal Tribunal
The *Planning Act*, R.S.O. 1990, as amended, Section 53

The applicant, the Minister or any other person or public body who has an interest in the matter may within **20 days after** the giving of notice 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 after the giving of notice 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.

Important Information

Conditions of Approval: It is the applicant's responsibility to ensure that all conditions of approval have been fulfilled in accordance with the Committee's decision and the last day for fulfilling conditions (by 4:30 p.m.). Contact information has been provided for each respective department and agency to assist you with completing these conditions. Please note that some conditions may require two to three months to process.

No extension to the last day for fulfilling conditions is permissible and no further notice will be provided regarding the lapsing of your consent application.

Notice of Changes to the Provisional Consent: The Committee of Adjustment may change the conditions of a provisional consent at any time before the consent is given. You will be entitled to receive notice of any changes to the conditions of the provisional consent if you have made a written request to be notified of changes to the conditions of the provisional consent.

Lapsing of the Consent: If the conditions of approval are not satisfied within the prescribed time period (as provided in Section 53(41) of the Planning Act), the consent is deemed refused for failure to fulfill the conditions and has lapsed.

Final Approval: Final approval of the application will be issued in the form of a Certificate (pursuant to Section 53(42) of the Planning Act) once **all** conditions of the provisional consent have been satisfied.

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;

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

Adriana MacPherson

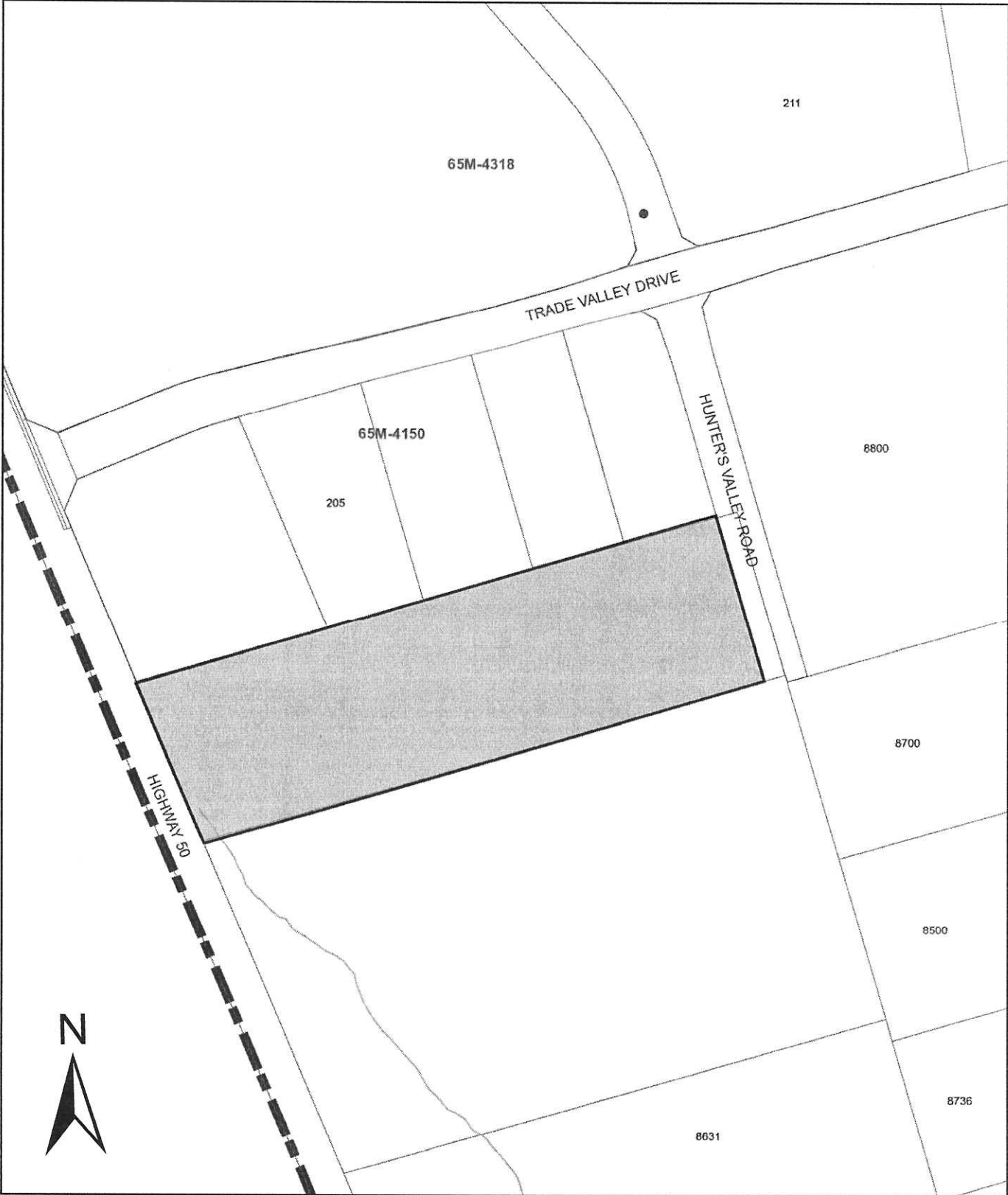
T 905 832 8585 x 8360

E CofA@vaughan.ca



Location Map - B002/18

Parts 1 of Plan 65R-31424 and Parts 2,3,4 & 5 of Plan 65R-31861, part of lot 10, Concession 10



Langstaff Road

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.

PLAN OF SURVEY OF
PART OF LOT 12, CONCESSION 1C
(GEOGRAPHIC TOWNSHIP OF VAUGHAN, COUNTY OF YORK)
CITY OF VAUGHAN
REGIONAL MUNICIPALITY OF YORK
SCALE 1:500
SCHAFFER DZALOW BENNETT LTD.

PART 7 - SUBJECT TO EASEMENT IN GROSS AS IN INST. NO. YR1326460.
PART 8 - SUBJECT TO EASEMENT IN GROSS AS IN INST. NO. YR1326461.



MARCH 13, 2010