



File: B026/19

Applicant: Isadan Holdings Limited

Address: 221, 231, 241 Trade Valley Drive and
8765 Hwy 50, Woodbridge

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"/> <input checked="" type="checkbox"/>
	<input checked="" type="checkbox"/> Negative Comment	
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: A052/19 (see next page for details)

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



Consent Application

Agenda Item: 07

B026/19

Ward: 2

Prepared By: Lenore Providence Assistant Secretary Treasurer

- Date of Hearing:** Thursday, August 22, 2019
- Applicant:** Isadan Holdings Limited
- Agent:** Rosemarie Humphries / Marcus Martins - Humphries Planning Group Inc
- Property:** **221, 231, 241 Trade Valley Drive and 8765 Hwy 50, Woodbridge**
- Zoning:** The subject lands are zoned C76, Service Commercial Zone, and subject to the provisions of Exception 9(1345) under By-law 1-88 as amended.
- OP Designation:** Vaughan Official Plan 2010 ("VOP 2010"): "Prestige Employment"
- Related Files:** DA.17.064, Consent Application B025/19
- Purpose:** Consent is being requested to permit an easement over 241 Trade Valley Drive, specifically over Part 1 (as shown on sketch submitted with the application), in favour of the lands to the south municipally known as 8745 Hwy 50 (dominant land) for access purposes (construction use and maintenance).

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

Application No.:	Description:	Status of Approval: Approved/Refused/Withdrawn/ OMB/Concurrent
A052/19	Relief from the by-law is being requested to permit a reduced landscape strip along Trade Valley Drive to support the construction of two (2) industrial buildings, a restaurant and a gas station with canopy on the subject land to facilitate Site Plan Application DA17.064. Variance To permit a minimum landscape strip of 3.0 metres in width along Trade Valley Drive.	APPROVED – MAY 16, 2019

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 south.

Through York Region, Peel Region has requested the landowners of 241 Trade Valley Drive (DA.17.064) and 8745 Highway 50 (DA.18.086) enter into an easement agreement for the continued maintenance and construction of both properties. The Owner of the subject lands submitted Site Development Application File DA.17.064 to permit the construction of a gas station, industrial building, and restaurant at the intersection of Highway 50 and Trade Valley Drive.

The Subject Lands will gain access from an exclusive driveway on Trade Valley Drive and a shared driveway from Highway 50, through the proposed access easement. The proposed access was reviewed through Site Development File DA.17.064. Peel Region, who has jurisdiction over Highway 50, has required access to be shared with 8745 Highway 50. 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:

The related Site Development File DA.17.064 be approved to the satisfaction of the Development Planning Department.

Cultural Heritage (Urban Design):

No Comment

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.
4. The Owner shall obtain approval for the related Site Development Application (DA.17.064) from the Development Engineering (DE) Department.

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.

Recommended condition of approval:

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)

Minor Variance Application A052/19

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.17.064 be approved to the satisfaction of the Development Planning Department.
3	Development Engineering Brad Steeves	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
	905-832-8585 x 8977 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. The Owner shall obtain approval for the related Site Development Application (DA.17.064) from the Development Engineering (DE) Department.
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.

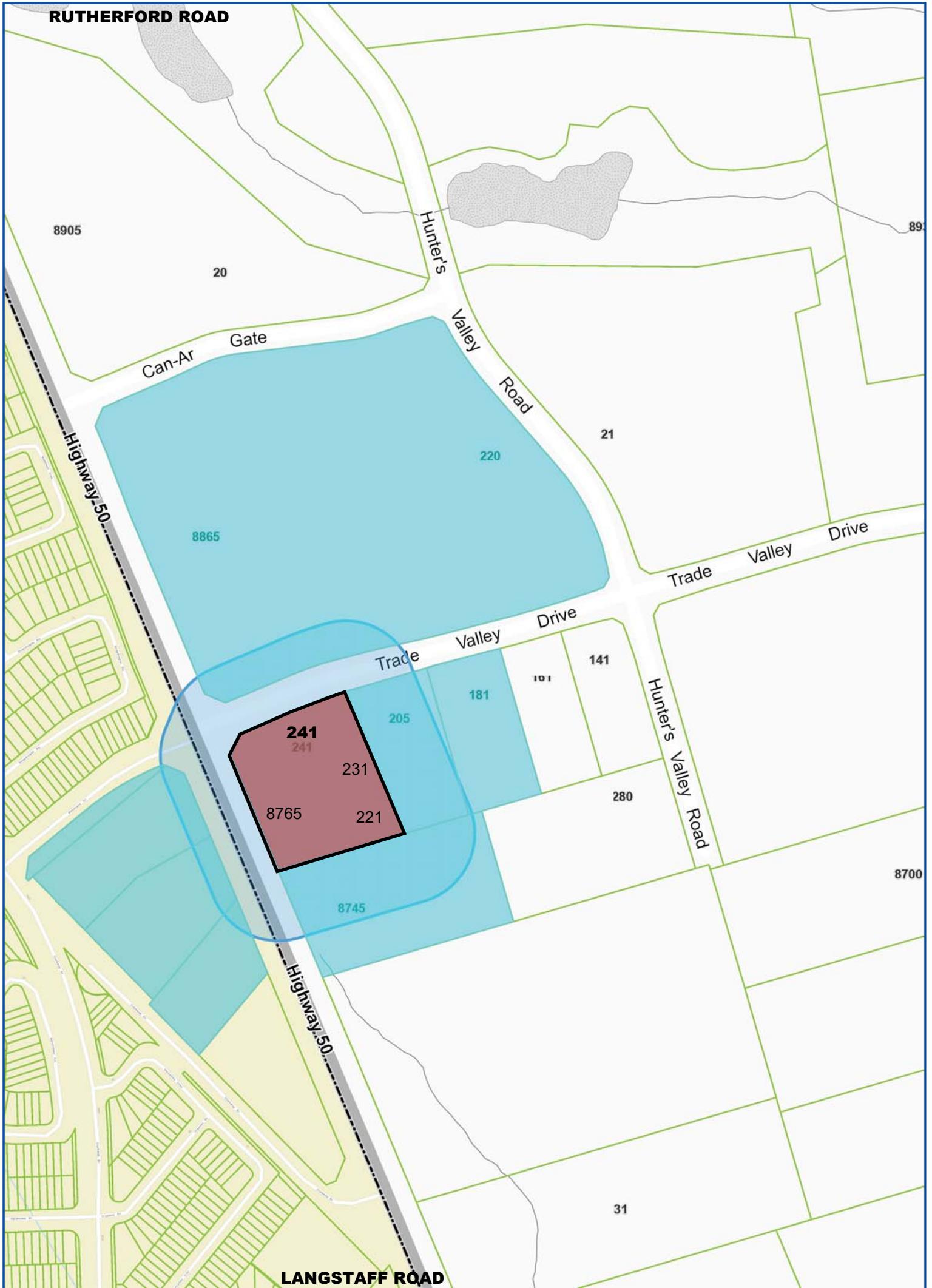
For more information please contact the City of Vaughan, Committee of Adjustment

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

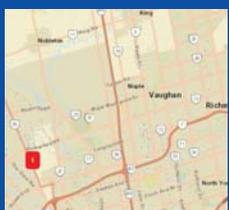
Schedule A: Plans & Sketches

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



Map Information:



Title:

LOCATION MAP - B026/19

241 Trade Valley Drive, Woodbridge

Disclaimer:

Every reasonable effort has been made to ensure that the information appearing on this map is accurate and current. We believe the information to be reliable, however the City of Vaughan assumes no responsibility or liability due to errors or omissions. Please report any discrepancies to Infrastructure Programming.



Scale: 1:4,514

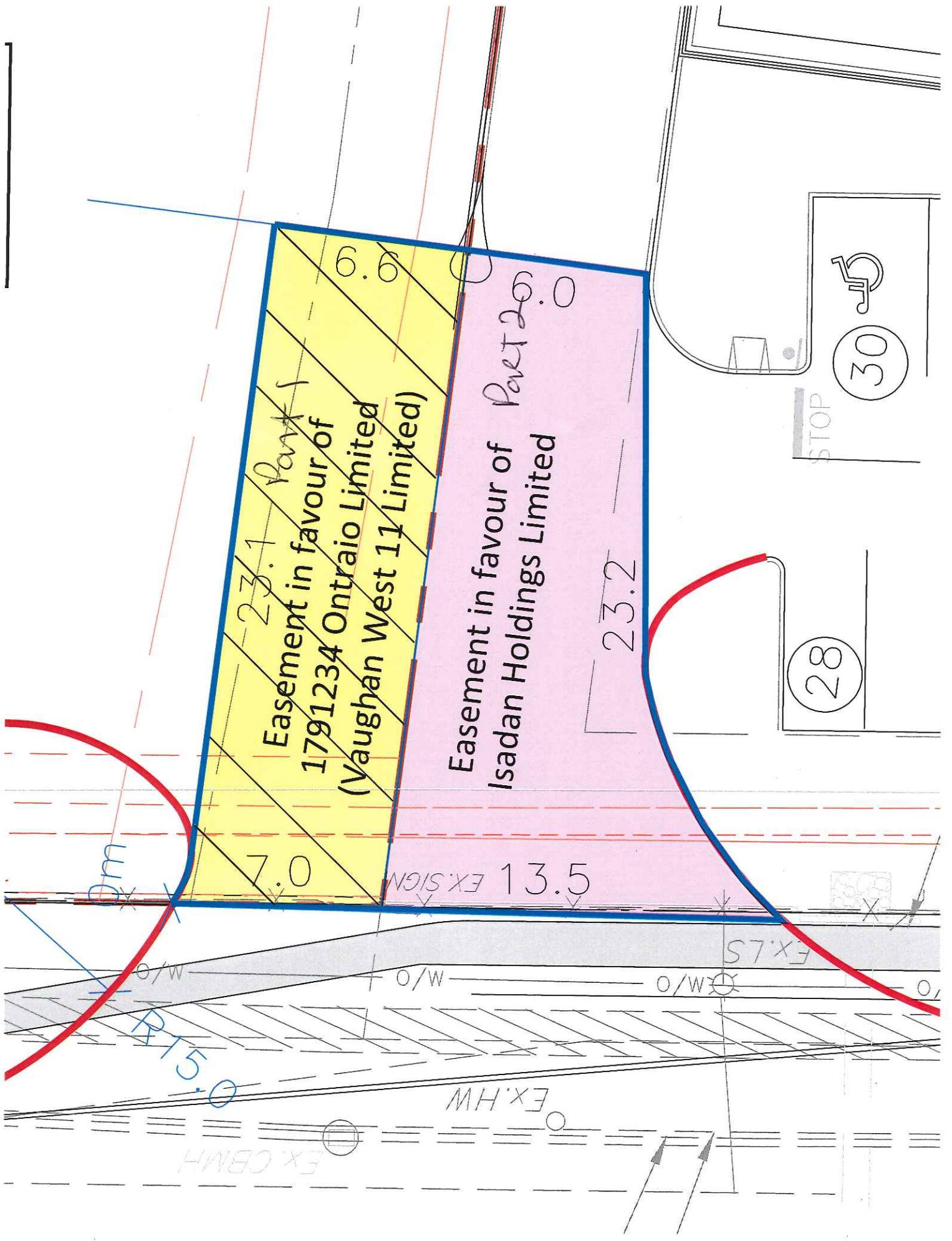
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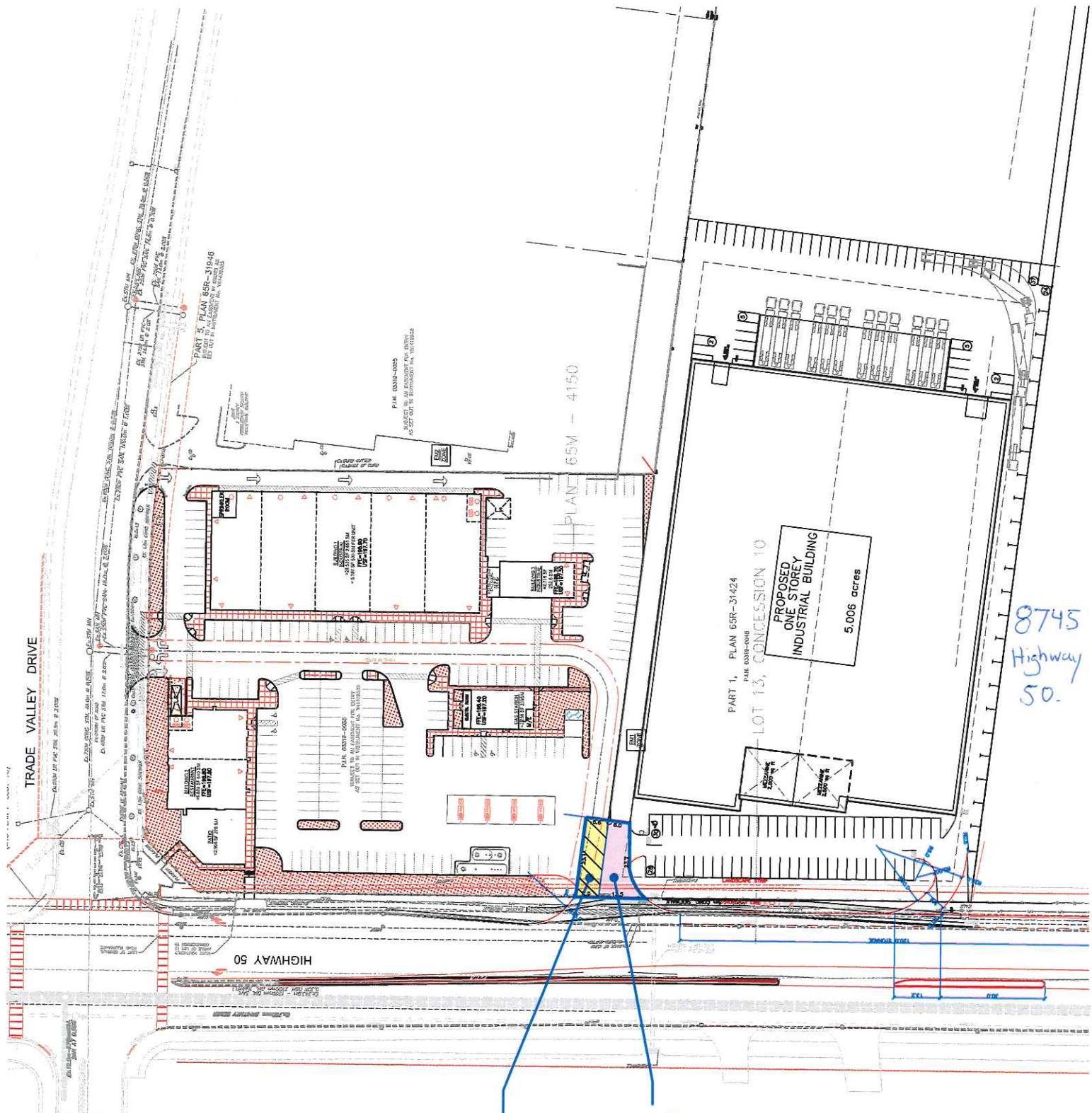


Created By:

Infrastructure Delivery
Department
April 16, 2019 4:38 PM

Projection:
NAD 83
UTM Zone
17N





Easement in favour of
1791234 Ontraio Limited
(Vaughan West 11 Limited)
Area - 150m²
Frontage - 7.0m

Easement in favour of
Isadan Holdings Limited
Area - 178m²
Frontage - 13.5m

8745
Highway
50.

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.

Cover Letter (Agent)

B026/19

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

Providence, Lenore

Subject: FW: B026/19 - Request for Comments

From: Guida, Diana <Diana.Guida@york.ca>

Sent: August-02-19 2:47 PM

To: MacPherson, Adriana <Adriana.MacPherson@vaughan.ca>

Cc: Providence, Lenore <Lenore.Providence@vaughan.ca>; Attwala, Pravina <Pravina.Attwala@vaughan.ca>

Subject: RE: B026/19 - 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)

Minor Variance Application A052/19

NOTICE OF DECISION
Minor Variance Application A052/19
 Section 45 of the Planning Act, R.S.O, 1990, c.P.13

Date of Hearing: Thursday, May 16, 2019
Applicant: Isadan Holdings Limited
Agent Rosemarie Humphries - Humphries Planning Group Inc.
Property: **221, 231, 241 Trade Valley Drive and 8765 Hwy 50, Woodbridge**
Zoning: The subject lands are zoned C7, subject to the provisions of Exception 9(1345) and EM1, subject to the provisions of Exception 9(1345) under By-law 1-88 as amended.
OP Designation: VOP 2010: "Prestige Employment"
Related Files: Site Plan Application DA.17.064
Purpose: Relief from the by-law is being requested to permit a reduced landscape strip along Trade Valley Drive to support the construction of two (2) industrial buildings, a restaurant and a gas station with canopy on the subject land to facilitate Site Plan Application DA17.064.

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

By-law Requirement	Proposal
A minimum Landscape strip of 6.0 metres in width shall be provided along a lot line which abuts a street line.	To permit a minimum landscape strip of 3.0 metres in width along Trade Valley Drive. <i>*Note – Variance deleted for minimum landscape strip of 1.0 metre along Hwy 50.</i>

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

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

THAT Application No. A052/19 on behalf of Isadan Holdings Limited, be **APPROVED**, in accordance with the sketch submitted with the application (as required by Ontario Regulation 200/96) and subject to the following condition:

	Department/Agency	Condition
1	Development Planning Brandon Bell 905-832-8585 x 8112 brandon.bell@vaughan.ca	That Site Development Application DA.17.064 be approved by Vaughan Council.

For the following reasons:

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

Please Note:

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

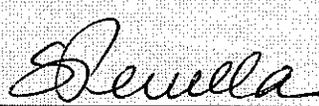
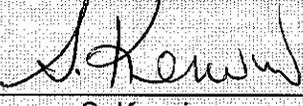
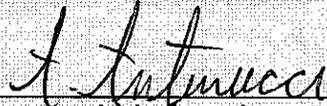
Development outside of the approved building envelope (subject to this application) must comply with the provisions of the City’s Zoning By-law or additional variances may be required.

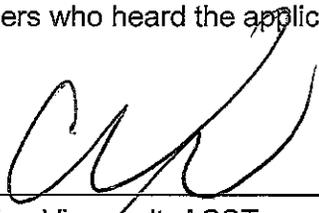
Elevation drawings are provided to reflect the style of roof to which building height has been applied (i.e. flat, mansard, gable etc.) as per By-law 1-88 and the Committee of Adjustment approval. Please note, that architectural design features (i.e. window placement), that do not impact the style of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

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

Public Written Submissions * Public Correspondence received and considered by the Committee in making this decision	Public Oral Submissions *Please refer to the approved Minutes of the Thursday , May 16, 2019 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	R. Buckler Chair	A. Perrella Vice Chair
		
S. Kerwin Member		A. Antinucci Member

DATE OF HEARING:	Thursday, May 16, 2019
DATE OF NOTICE:	May 24, 2019
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 5, 2019 4:30 p.m.
CERTIFICATION: I hereby certify that this is a true copy of the decision of the City of Vaughan's Committee of Adjustment and this decision was concurred in by a majority of the members who heard the application.	
 _____ Christine Vigneault, ACST Manager Development Services & Secretary Treasurer to the Committee of Adjustment	

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

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

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

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

Appeal Fees & Forms

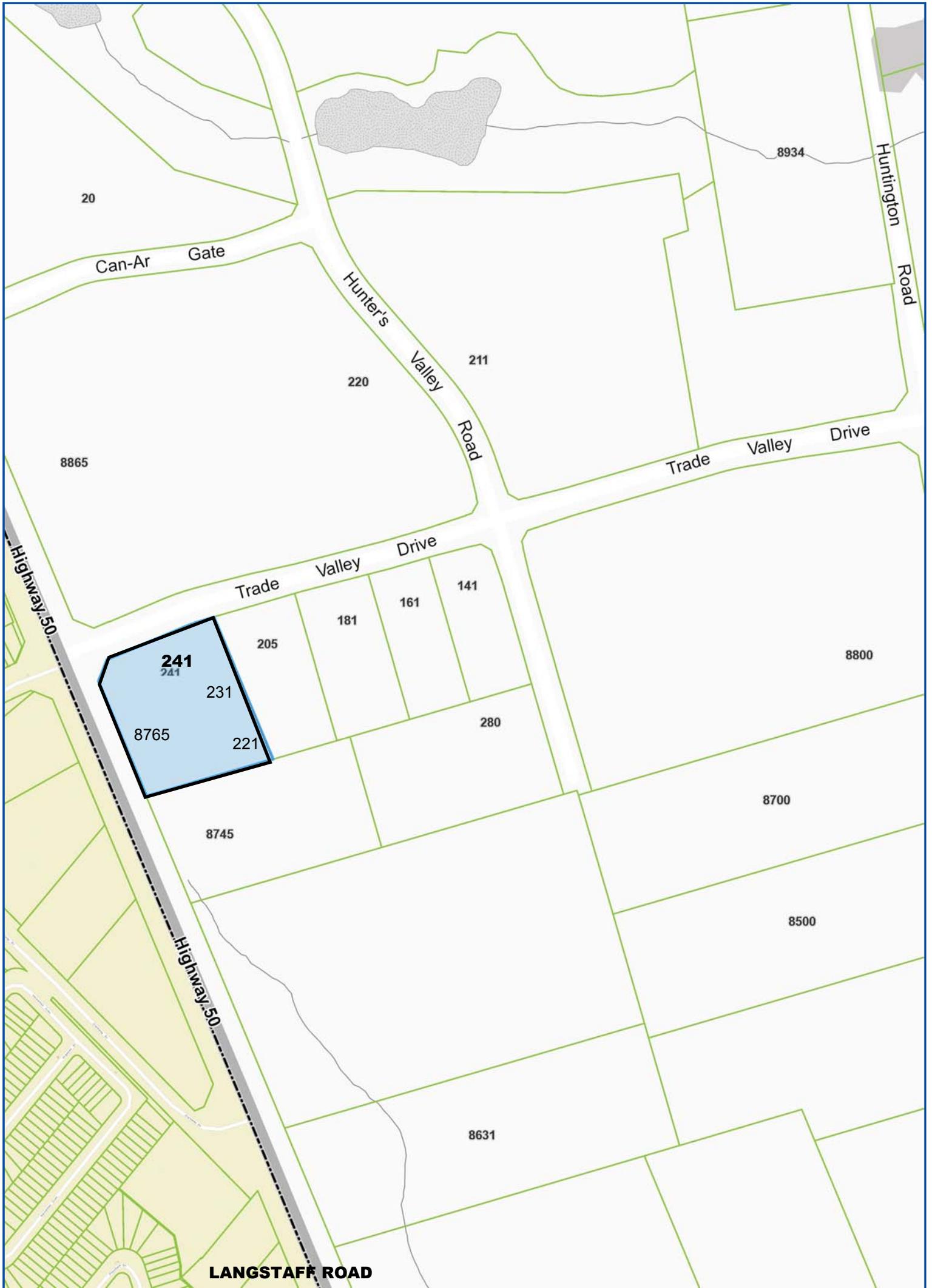
Local Planning Appeal Tribunal: The LPAT appeal fee is \$300 plus \$25 for each additional consent/variance appeal filed by the same appellant against connected applications. The LPAT Appeal Fee must be paid by certified cheque or money order payable to the "Minister of Finance". Notice of appeal forms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

City of Vaughan LPAT Processing Fee: \$817.00 per application

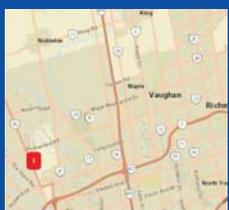
*Please note that all fees are subject to change.

Conditions

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



Map Information:



Title:

LOCATION MAP - A052/19

241 Trade Valley Drive, Woodbridge

Disclaimer:

Every reasonable effort has been made to ensure that the information appearing on this map is accurate and current. We believe the information to be reliable, however the City of Vaughan assumes no responsibility or liability due to errors or omissions. Please report any discrepancies to Infrastructure Programming.



Scale: 1:4,514

0 0.07 km



Created By:

Infrastructure Delivery
Department
April 16, 2019 4:29 PM

Projection:
NAD 83
UTM Zone
17N

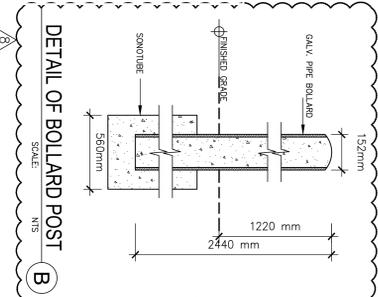


VICINITY MAP

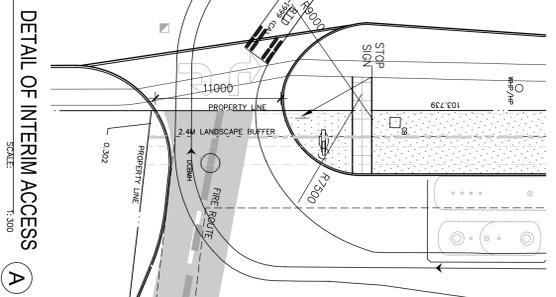
NOTE:
SHOW TO BE STORED & SHIPPED OFF SITE

NOTE:
REFER TO PERMITS FROM SOHAFFERS & ASSOCIATES LTD. (LISTED UNDER 'CIVILS') FOR ENGINEERING DRAWINGS FOR INFORMATION

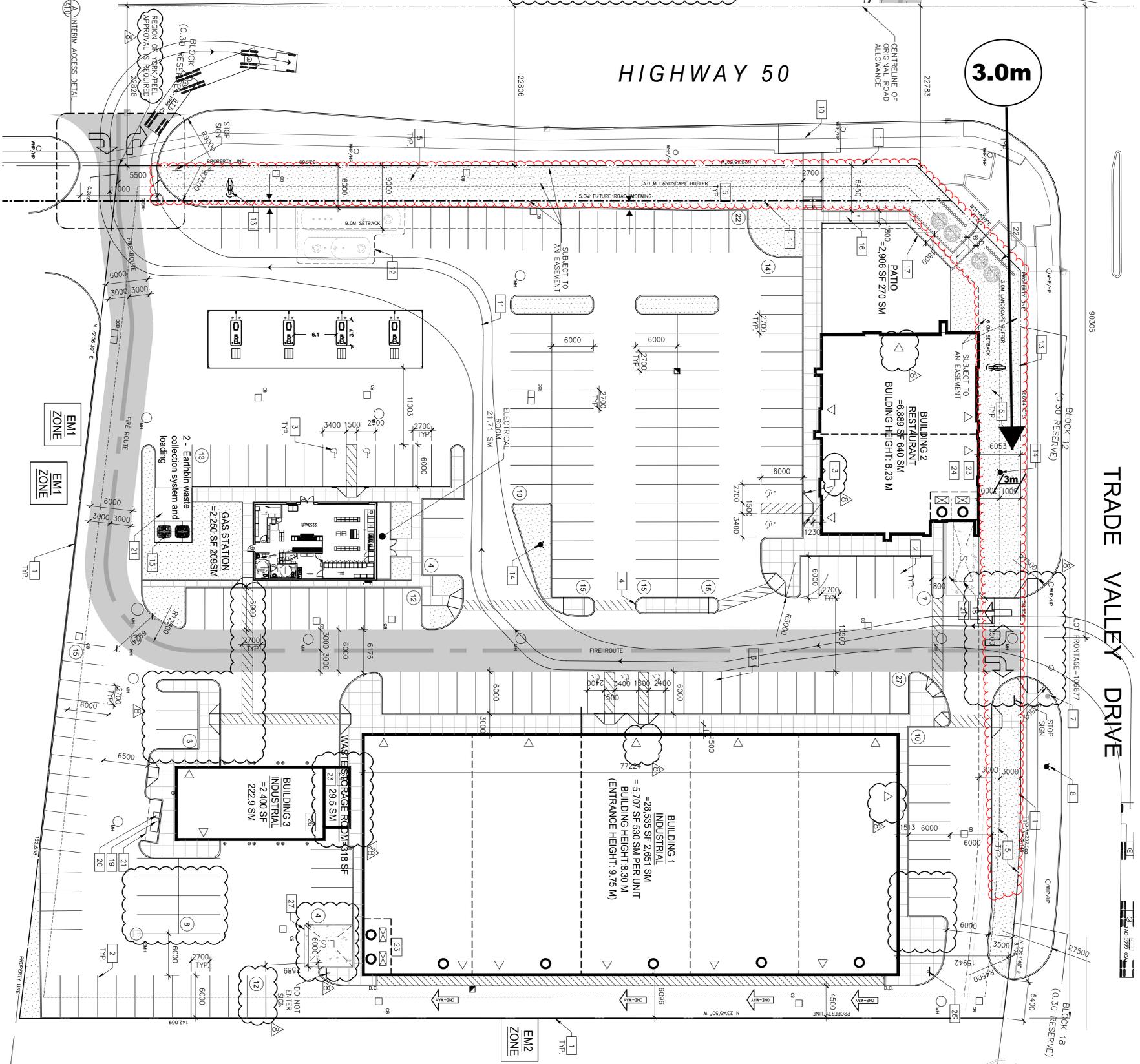
LEGAL DESCRIPTION:
REGISTERED PLAN 63M-4193 IN THE CITY OF VAUGHAN, ONTARIO (GEOGRAPHIC CITY OF VAUGHAN, ONTARIO) PREPARED BY ROLF-FRITZ & EDWARD SURVEYING LTD. DATED OCTOBER 04, 2016



DETAIL OF BOLLARD POST



DETAIL OF INTERIM ACCESS



OVERALL SITE PLAN



TRADE VALLEY DRIVE

HIGHWAY 50

3.0m

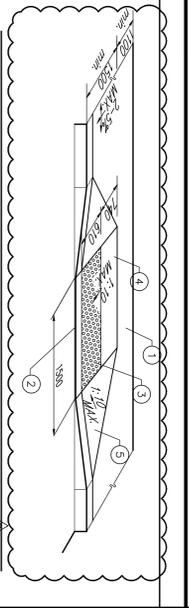
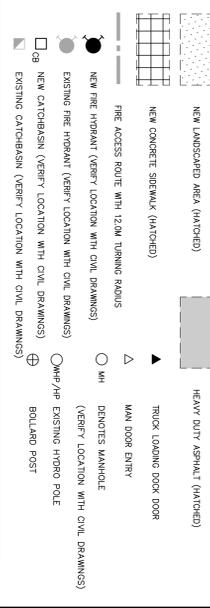
SITE STATISTICS TABLE

ITEM	PROPOSED	REQUIRED
ZONING CATEGORY	C7 & EMI	C7 & EMI
GROSS LOT AREA (HECTARES)	1.66 HE (16,615.22 SM)	N/A
GROSS FLOOR AREA (SQ. M)	3,722.9 SM (40,074 SF)	N/A
GFA (SM) - INDUSTRIAL	2,651 SM (28,535 SF)	N/A
GFA (SM) - RESTAURANT	640 SM (6,889 SF)	N/A
GFA (SM) - INDUSTRIAL	222.9 SM (2,400 SF)	N/A
GFA (SM) - GAS STATION	209 SM (2,250 SF)	N/A
TOTAL GROSS FLOOR AREA	3,722.9 SM (40,074 SF)	N/A
LOT COVERAGE	22.4 %	N/A
FRONT YARD SETBACK (M)	14.58 m	6.00 m (East)
REAR YARD SETBACK (M)	6.00 m	6.00 m (West)
INT. SIDE YARD SETBACK (M)	6.00 m	6.00 m (North)
INT. SIDE YARD SETBACK (M)	6.00 m	6.00 m (South)
LANDSCAPE COVERAGE	10.0% (1,617 SM)	MIN 10% OF LOT AREA
NUMBER OF PARKING SPACES	208 STALLS (INCLUDING 7 BARRIER FREE STALLS)	208 STALLS
EMULSION BUILDINGS	210 spaces per 100 SM GFA	
GAS STATION	16.0 spaces per 100 SM GFA	
4.9 spaces per 100 SM GFA		

GENERAL NOTES

- PROPERTY LINE / FUTURE ROAD WIDENING
- 2700x6000 PARKING STALL, PAINTED PARKING STRIPING PER CITY STANDARDS.
- TYPICAL SHARED ACCESSIBLE PARKING STALLS, PAINTED PARKING STRIPING PER CITY STANDARDS WITH BY PERMIT ONLY SIGN - REFER TO CITY OF VAUGHAN ACCESSIBLE PARKING STANDARDS.
- 150mm WIDE CURB TYPICAL
- LANDSCAPE AREA - SEE LANDSCAPE DWGS.
- FIRE ROUTE
- EXISTING FIRE HYDRANT TO BE RELOCATED
- NEW LOCATION OF EXISTING FIRE HYDRANT
- EXISTING CATCHBASIN TO BE RELOCATED
- EXISTING BUS STOP CONCRETE PAD
- GAS PUMPS AND SHELTER
- UNDERGROUND FUEL TANKS
- FUTURE SIGNAGE SUBJECT TO DIFFERENT PERMIT
- NEW FIRE HYDRANT
- WOLUK UNDERGROUND DISPOSAL SYSTEM BY TENANT
- RAMP WITH LANDSCAPE
- RETAINING WALL WITH RAILING
- LOADING SPACE MIN. (1.5M X 9.0M)
- GARBAGE FRONT END BIN (2.03MX0.9M)
- RECYCLING CART (0.670MX0.954M)
- 200mm REINFORCED CONCRETE LOADING PAD.
- ENTRY FEATURE
- PROVIDE 20 x 14' INTERNAL WASTE STORAGE ROOM WITH FULL HEIGHT PARTITION WALL AND ROLL UP DOOR
- PROVIDE COLLECTION METHOD FOR USED COOKING/GREASE OIL.
- RIGHT IN ONLY
- PROVIDE SIGNAGE FOR ONE WAY DRIVE LANE.
- 6.0m WIDE SHARED WASTE COLLECTING LOADING PAD.

SITE LEGEND



ACCESSIBLE CURB RAMP

SCALE: N.T.S.

THE INFORMATION PROVIDED HERE WAS ASSEMBLED FROM OBC, A.R.3.2.2 AND THE NATIONAL REGULATION 413.2.2 (CRIB) UNDER THE ACCESSIBILITY FOR ONTARIANS WITH DISABILITIES ACT/2005-2006 DEC 12, 2021 IN CONJUNCTION WITH THE REQUIREMENTS FOR BARRIER FREE DESIGN - STANDARD DEVELOPMENT/DESIGN/CONSTRUCTION.

CAUTION: IF THIS SHEET IS NOT 24"x36" IT IS A REDUCED PRINT

PA / P&L: NT

DRAWN BY: ET

JOB NO.: 10M17-0036-00

SHEET: A1.0

MOSAIK HOMES

TRADE VALLEY DRIVE RETAIL

TRADE VALLEY & HWY 50

VAUGHAN, ONTARIO, CANADA

OF ARCHITECTS
FRANK DI ROMA
LICENCE 6758

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