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| ITEM #: 6.11 | REPORT SUMMARY CONSENT APPLICATION FILE NUMBER B012/24 |
|---------------------|---|

Report Date: November 29, 2024

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

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

| Internal Departments <small>*Comments Received</small> | Conditions Required | | Nature of Comments |
|---|---|--|----------------------------------|
| Committee of Adjustment | Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/> | General Comments w/Conditions |
| Building Standards (Zoning) | Yes <input type="checkbox"/> | No <input checked="" type="checkbox"/> | General Comments |
| Development Planning | Yes <input type="checkbox"/> | No <input checked="" type="checkbox"/> | Recommend Approval/No Conditions |
| Development Engineering | Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/> | General Comments w/Conditions |
| Development Finance | Yes <input type="checkbox"/> | No <input checked="" type="checkbox"/> | General Comments |
| Forestry | Yes <input type="checkbox"/> | No <input checked="" type="checkbox"/> | General Comments |
| Real Estate | Yes <input type="checkbox"/> | No <input checked="" type="checkbox"/> | General Comments |

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

PUBLIC & APPLICANT CORRESPONDENCE (SEE SCHEDULE C)

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

| Correspondence Type | Name | Address | Date Received <small>(mm/dd/yyyy)</small> | Summary |
|---------------------|------|---------|--|--------------------------|
| Applicant | | | 09/12/2024 | Application Cover Letter |

| BACKGROUND (SCHEDULE D, IF REQUIRED) | |
|---|--|
| <small>* Background Information contains historical development approvals considered to be related to this file. This information should not be considered comprehensive.</small> | |
| Application No. (City File) | Application Description <small>(i.e. Minor Variance Application; Approved by COA / OLT)</small> |
| N/A | N/A |

| ADJOURNMENT HISTORY | |
|---|---|
| <small>* Previous hearing dates where this application was adjourned by the Committee and public notice issued.</small> | |
| Hearing Date | Reason for Adjournment <small>(to be obtained from NOD_ADJ)</small> |
| N/A | N/A |

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



**REPORT SUMMARY
CONSENT APPLICATION
FILE NUMBER B012/24**

| | |
|--|--|
| CITY WARD #: | 4 |
| APPLICANT: | Cf Vaughan Portfolio Inc. |
| AGENT: | Richard Domes (Gagnon Walker Domes Ltd.) |
| PROPERTY: | 110 Citation Drive, Concord |
| ZONING DESIGNATION: | See below. |
| VAUGHAN OFFICIAL PLAN (2010) DESIGNATION: | Vaughan Official Plan 2010 ('VOP 2010'): "General Employment". |
| RELATED DEVELOPMENT APPLICATIONS: | None |
| PURPOSE OF APPLICATION: | Consent is being requested to establish an easement over Parts 1 and 2 (as shown on the plans submitted with the application) located on 110 Citation Drive (servient land) in favour of 84 Citation Drive (dominant land) to facilitate the use of the westerly drive aisle access located on 110 Citation Drive. |

HEARING INFORMATION

DATE OF MEETING: Thursday, December 5, 2024
TIME: 6:00 p.m.
MEETING LOCATION: Vaughan City Hall, Woodbridge Room (2nd Floor), 2141 Major Mackenzie Drive
LIVE STREAM LINK: Vaughan.ca/LiveCouncil

PUBLIC PARTICIPATION

If you would like to speak to the Committee of Adjustment at the meeting, either remotely or in person, please complete the [Request to Speak Form](#) and submit to cofa@vaughan.ca

If you would like to submit written comments, please quote file number above and submit by mail or email to:

Email: cofa@vaughan.ca

Mail: City of Vaughan, Office of the City Clerk, Committee of Adjustment, 2141 Major Mackenzie Drive, Vaughan, ON, L6A 1T1

To speak electronically, pre-registration is required by completing the [Request to Speak Form](#) on-line and submitting it to cofa@vaughan.ca no later than NOON on the last business day before the meeting.

THE DEADLINE TO REGISTER TO SPEAK ELECTRONICALLY OR SUBMIT WRITTEN COMMENTS ON THE ABOVE NOTED FILE(S) IS NOON ON THE LAST BUSINESS DAY BEFORE THE MEETING.

INTRODUCTION

Staff and Agencies act as advisory bodies to the Committee of Adjustment. The comments contained in this report are presented as recommendations to the Committee.

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

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

Public written and oral submissions relating to this application are taken into consideration by the Committee of Adjustment as part of its deliberations and final decision on this matter.

COMMITTEE OF ADJUSTMENT

| | |
|---|---|
| Date Public Notice Posted Online: | November 21, 2024 |
| Date Applicant Confirmed Posting of Sign: | November 8, 2024 |
| Applicant Justification for Variances: <small>*As provided in Application Form</small> | N/A |
| Was a Zoning Review Waiver (ZRW) Form submitted by Applicant: <small>*ZRW Form may be used by applicant in instances where a revised submission is made, and zoning staff do not have an opportunity to review and confirm variances prior to the issuance of public notice.</small> | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> |
| COMMENTS: | |
| <p>Due to the postal workers' strike, residents might experience delays in receiving public hearing notices by mail. However, the Committee of Adjustment remains committed to providing public notifications of upcoming hearings as per the Planning Act and its regulations. We will continue to:</p> <ul style="list-style-type: none"> Publish hearing notices on the municipal website. Post links to agendas and application information on our webpages. Email links to hearing agendas to community associations, Councillors' offices and other contacts. Ensure a public hearing notice is posted on the property subject to an application. <p>For more information on Public Notices and to search for notices related to upcoming Council or Committee meetings, please visit: Public Notices City of Vaughan</p> | |
| Committee of Adjustment Recommended Conditions of Approval: | <ol style="list-style-type: none"> 1. That the applicant's solicitor confirms the legal description of the subject land (easement over servient land). 2. That the applicant provides one full sized hard copy of the deposited plan of reference of the entire land. 3. That the applicant emails an electronic copy of the deposited plan of reference to cofa@vaughan.ca 4. Payment of the Certificate Fee as provided on the City of Vaughan's Committee of Adjustment Fee Schedule. |

BUILDING STANDARDS (ZONING)

| | |
|---|------|
| BUILDING STANDARDS (ZONING) | |
| **See Schedule B for Building Standards (Zoning) Comments | |
| Building Standards Recommended Conditions of Approval: | None |

DEVELOPMENT PLANNING

| | |
|---|------|
| DEVELOPMENT PLANNING | |
| **See Schedule B for Development Planning Comments. | |
| Development Planning Recommended Conditions of Approval: | None |

DEVELOPMENT ENGINEERING

| | |
|---|--|
| DEVELOPMENT ENGINEERING | |
| Link to Grading Permit Link to Pool Permit Link to Curb Curt Permit Link Culvert Installation | |
| Development Engineering has no objection to Consent Application B012/24 subject to the satisfaction of the attached condition(s) | |
| Development Engineering Recommended Conditions of Approval: | <ol style="list-style-type: none"> 1. The Owner / Applicant shall prepare and register a reference plan at their expense showing all existing and proposed easements to the satisfaction of the Development Engineering Department (DE) for the Subject Lands applicable to the Consent Application. The Owner/Applicant shall submit a draft reference plan to DE for review prior to deposit with the Land Registry. The Owner/Applicant shall submit the deposited reference plan to DE to clear this condition. 2. The Owner/Applicant shall provide proof of access agreement(s) between the two landowners, either in the form of a signed letter from the Owner's solicitor or a DRAFT Reciprocal Easement and Operating Agreement (REOA) to be provided to the satisfaction of DE. |

DEVELOPMENT ENGINEERING

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

| | |
|--|---|
| | 3. The Owner/Applicant shall provide proof of an agreement or easement documents between the property owners of the severed and retained lands including sufficient language to clearly describe the nature of the shared servicing & access easements, all to the satisfaction of Development Engineering. The easement agreement should indicate that the owners are responsible to ensure proper maintenance and repairs of servicing connection(s) in the easement. |
|--|---|

PARKS, FORESTRY & HORTICULTURE (PFH)

Forestry has no comment at this time.

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| PFH Recommended Conditions of Approval: | None |
|--|------|

DEVELOPMENT FINANCE

No comment no concerns.

| | |
|--|------|
| Development Finance Recommended Conditions of Approval: | None |
|--|------|

BY-LAW AND COMPLIANCE, LICENSING AND PERMIT SERVICES

No comments received to date.

| | |
|--|------|
| BCLPS Recommended Conditions of Approval: | None |
|--|------|

BUILDING INSPECTION (SEPTIC)

No comments received to date.

| | |
|--|------|
| Building Inspection Recommended Conditions of Approval: | None |
|--|------|

FIRE DEPARTMENT

No comments received to date.

| | |
|--|------|
| Fire Department Recommended Conditions of Approval: | None |
|--|------|

RECOMMENDED CONDITIONS OF APPROVAL SUMMARY

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

| # | DEPARTMENT / AGENCY | CONDITION |
|---|---|---|
| 1 | Committee of Adjustment cofa@vaughan.ca | 1. That the applicant's solicitor confirms the legal description of the subject land (easement over servient land). 2. That the applicant provides one full sized hard copy of the deposited plan of reference of the entire land. 3. That the applicant emails an electronic copy of the deposited plan of reference to cofa@vaughan.ca 4. Payment of the Certificate Fee as provided on the City of Vaughan's Committee of Adjustment Fee Schedule. |
| 2 | Development Engineering jonal.hall@vaughan.ca | 1. The Owner / Applicant shall prepare and register a reference plan at their expense showing all existing and proposed easements to the satisfaction of the Development Engineering Department (DE) for the Subject Lands applicable to the Consent Application. The Owner/Applicant |

RECOMMENDED CONDITIONS OF APPROVAL SUMMARY

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| | | <p>shall submit a draft reference plan to DE for review prior to deposit with the Land Registry. The Owner/Applicant shall submit the deposited reference plan to DE to clear this condition.</p> <p>2. The Owner/Applicant shall provide proof of access agreement(s) between the two landowners, either in the form of a signed letter from the Owner's solicitor or a DRAFT Reciprocal Easement and Operating Agreement (REOA) to be provided to the satisfaction of DE.</p> <p>3. The Owner/Applicant shall provide proof of an agreement or easement documents between the property owners of the severed and retained lands including sufficient language to clearly describe the nature of the shared servicing & access easements, all to the satisfaction of Development Engineering. The easement agreement should indicate that the owners are responsible to ensure proper maintenance and repairs of servicing connection(s) in the easement.</p> |
|--|--|--|

All conditions of approval, unless otherwise stated, are considered to be incorporated into the approval "if required". If a condition is no longer required after an approval is final and binding, the condition may be waived by the respective department or agency requesting conditional approval. A condition cannot be waived without written consent from the respective department or agency.

IMPORTANT INFORMATION – PLEASE READ

CONDITIONS: Conditions must be fulfilled within **two years** 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.

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.

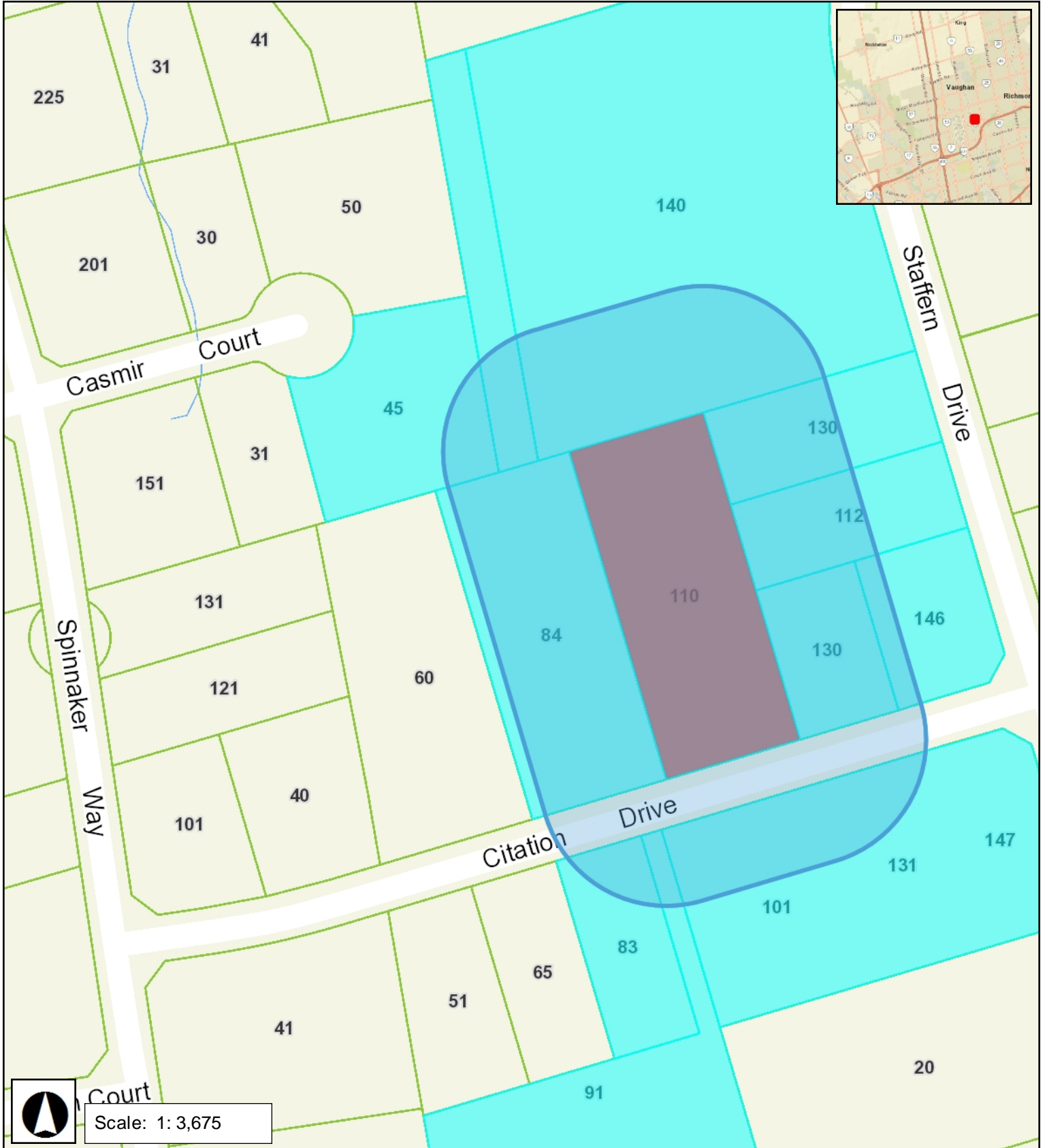
That the payment of the City Development Charge, if required, is payable to the City of Vaughan before issuance of a building permit in accordance with the Development Charges Act and the City's Development Charges By-law in effect at the time of payment.

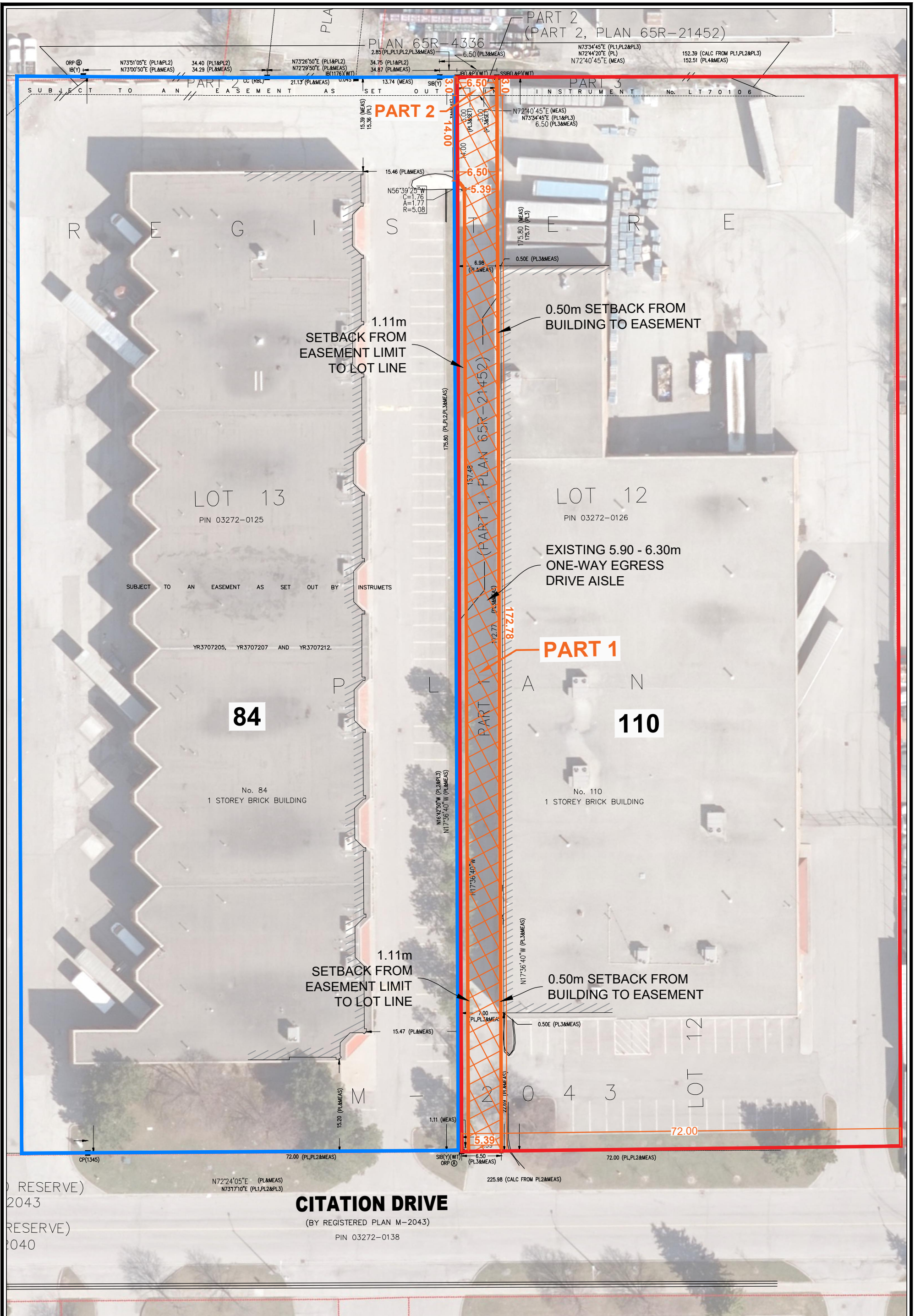
That the payment of the Education Development Charge if required, is payable to the City of Vaughan before issuance of a building permit in accordance with the Development Charges Act and the Boards of Education By-laws in effect at the time of payment

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

SCHEDULE A: DRAWINGS & PLANS







EASEMENT SKETCH
110 CITATION DRIVE
CITY of VAUGHAN
REGION of YORK

Image Source: York Maps

| LEGEND | |
|--|--|
| | SUBJECT SITE 110 CITATION DRIVE |
| | 84 CITATION DRIVE |
| | PROPOSED EASEMENT in FAVOUR of 84 CITATION DRIVE |

| | |
|---|--|
| P.N.: 23.3371 | Date: September 11, 2024 |
| Scale: N.T.S | Revised: |
| Drawn By: D.S. | File No.: PN 3371_Overlay_AUG_2024.dwg |
|  | |
|  | |
| 7685 Hurontario Street Suite 501 Brampton, Ontario L6W 0B4 P: (905) 796-5799 F: 1 (855) 771-7266 W: www.gwdplanners.com | |

**PLAN OF SURVEY OF
PART OF LOT 12
REGISTERED PLAN M-2043
CITY OF VAUGHAN**

REGIONAL MUNICIPALITY OF YORK
SCALE 1:400
10m 5 0 10 20 30m 40 50 60 m

C. WAHBA SURVEYING LTD.

METRIC
DISTANCES AND COORDINATES AS SHOWN ON THIS PLAN ARE IN METRES
AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

I REQUIRE THIS PLAN TO BE DEPOSITED
UNDER THE LAND TITLES ACT.

DATE _____, 2023

C. WAHBA
ONTARIO LAND SURVEYOR

PLAN 65R-

RECEIVED AND DEPOSITED

DATE _____, 2023

REPRESENTATIVE FOR LAND REGISTRAR FOR
THE LAND TITLES DIVISION OF YORK REGION (No.65)

SCHEDULE

| PART | PART OF LOT | PLAN | PART OF PIN |
|------|-------------|--------|-------------|
| 1 | LOT 12 | M-2043 | 03272-0126 |
| 2 | | | |

PART 2 IS SUBJECT TO AN EASEMENT IN GROSS AS SET OUT IN INST. No. LT70106

YORK CONDOMINIUM PLAN NO. 669

REGISTERED PLAN 65M-2623
BLOCK 7

PART 4, PLAN 65R-26817
PIN 03272-3377

PART 2
(PART 2, PLAN 65R-21452)

PLAN 65R-4336

N7240'45"E (PL1, PL2, PL3)
N7240'45"E (PL1)
N7240'45"E (NEAS)

152.39 (CALC FROM PL1, PL2, PL3)
152.39 (PL4 MEAS)

R E G I S T E R E D L O T 1 6

LOT 13
PIN 03272-0125

LOT 12
PIN 03272-0126

SUBJECT TO AN EASEMENT AS SET OUT BY INSTRUMENTS

YR3707205, YR3707207 AND YR3707212.

No. 84
1 STOREY BRICK BUILDING

No. 110
1 STOREY BRICK BUILDING

LEGEND

- DENOTES SURVEY MONUMENT FOUND
- DENOTES SURVEY MONUMENT SET
- SIB DENOTES STANDARD IRON BAR
- IB DENOTES IRON BAR
- CP DENOTES CONCRETE PIN WITH WASHER
- OP DENOTES WITNESS
- WT DENOTES WITNESS
- MEAS DENOTES MEASURED
- PIN DENOTES PROPERTY IDENTIFIER NUMBER
- CALC DENOTES CALCULATED
- ORP DENOTES OBSERVED REFERENCE POINT
- PL DENOTES PLAN OF SURVEY BY GUIDO PAPA SURVEYING, A DIVISION OF J. D. BARNES LTD., DATED MARCH 31, 2023
- PL1 DENOTES PLAN 65R-4336
- PL2 DENOTES REGISTERED PLAN M-2043
- PL3 DENOTES PLAN 65R-21452
- PL4 DENOTES PLAN 65R-2623
- (Y) DENOTES YATES AND YATES LTD., O.L.S.
- (RBL) DENOTES ROBERT BASIL LEE LTD., O.L.S.
- (L&P) DENOTES LLOYD AND PURCELL O.L.S.
- (SVN) DENOTES SPEIGHT, VAN NOSTRAND AND GIBSON LTD., O.L.S.
- (1176) DENOTES DONALD E. ROBERTS, O.L.S.
- (1345) DENOTES VALERIO G. PAPA, O.L.S.

INTEGRATION NOTE

BEARINGS ARE GRID, UTM ZONE 17, NAD83 (ORIGINAL), DERIVED FROM:

A NORTH 4 854 798.47 EAST 621 600.53
B NORTH 4 854 652.18 EAST 621 722.44

COORDINATES ARE UTM ZONE 17, NAD83 (ORIGINAL), TO URBAN ACCURACY PER SEC. 14 (2) OF O. REG. 216/10, AND CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.
DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999754.

SURVEYOR'S CERTIFICATE

1. I CERTIFY THAT:
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE 21ST DAY OF SEPTEMBER, 2023

SEPTEMBER 27, 2023

DATE

C. WAHBA
ONTARIO LAND SURVEYOR
THIS PLAN OF SURVEY RELATES TO AOLS SUBMISSION FORM NUMBER 21557XX

DRAWN: R.P./E.K.

CHECKED: C.W.

CAD FILE: 23-056-R01

PROJECT No. 23-056

120 Woodstream Blvd., Unit 18, Woodbridge L4L 7Z1 905.851.1300 www.wahbasurveying.com

WAHBA
SURVEYING

CITATION DRIVE

(BY REGISTERED PLAN M-2043)
PIN 03272-0138

BLOCK 54 (0.30 RESERVE)
REG'D PLAN M-2043

BLOCK 13 (0.30 RESERVE)
REG'D PLAN M-2040

CONCRETE CORNER
SET FOR LOT M-2043

PART 15, PLAN 65R-4385
PART 1, PLAN 65R-4336

LOT 14

81.98 (PL2 MEAS)

N7240'45"E (PL1, PL2, PL3)
N7240'45"E (PL1)

152.39 (CALC FROM PL1, PL2, PL3)
152.39 (PL4 MEAS)

15.39 (MEAS)

13.74 (MEAS)

15.46 (PL MEAS)

175.60 (MEAS)
175.71 (PL3)

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B NORTH 4 854 652.18 EAST 621 722.44

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SURVEYOR'S CERTIFICATE

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ONTARIO LAND SURVEYOR
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CHECKED: C.W.

CAD FILE: 23-056-R01

PROJECT No. 23-056

120 Woodstream Blvd., Unit 18, Woodbridge L4L 7Z1 905.851.1300 www.wahbasurveying.com

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No. 110
1 STOREY BRICK BUILDING

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SURVEYOR'S CERTIFICATE

1. I CERTIFY THAT:
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE 21ST DAY OF SEPTEMBER, 2023

SEPTEMBER 27, 2023

DATE

C. WAHBA
ONTARIO LAND SURVEYOR
THIS PLAN OF SURVEY RELATES TO AOLS SUBMISSION FORM NUMBER 21557XX

DRAWN: R.P./E.K.

CHECKED: C.W.

CAD FILE: 23-056-R01

PROJECT No. 23-056

120 Woodstream Blvd., Unit 18, Woodbridge L4L 7Z1 905.851.1300 www.wahbasurveying.com

WAHBA
SURVEYING

CITATION DRIVE

(BY REGISTERED PLAN M-2043)
PIN 03272-0138

BLOCK 54 (0.30 RESERVE)
REG'D PLAN M-2043

BLOCK 13 (0.30 RESERVE)
REG'D PLAN M-2040

CONCRETE CORNER
SET FOR LOT M-2043

PART 15, PLAN 65R-4385
PART 1, PLAN 65R-4336

LOT 14

81.98 (PL2 MEAS)

N7240'45"E (PL1, PL2, PL3)
N7240'45"E (PL1)

152.39 (CALC FROM PL1, PL2, PL3)
152.39 (PL4 MEAS)

15.39 (MEAS)

13.74 (MEAS)

15.46 (PL MEAS)

175.60 (MEAS)
175.71 (PL3)

175.60 (MEAS)
175.71 (PL3)

175.60 (MEAS)
175.71 (PL3)

175.60 (MEAS)
175.71 (PL3)

175.60 (MEAS)
175.71 (PL3)

175.60 (MEAS)
175.71 (PL3)

175.60 (MEAS)
175.71 (PL3)

175.60 (MEAS)
175.71 (PL3)

SUBJECT TO AN EASEMENT AS SET OUT BY INSTRUMENTS

YR3707205, YR3707207 AND YR3707212.

No. 84
1 STOREY BRICK BUILDING

No. 110
1 STOREY BRICK BUILDING

LEGEND

- DENOTES SURVEY MONUMENT FOUND
- DENOTES SURVEY MONUMENT SET
- SIB DENOTES STANDARD IRON BAR
- IB DENOTES IRON BAR
- CP DENOTES CONCRETE PIN WITH WASHER
- OP DENOTES WITNESS
- WT DENOTES WITNESS
- MEAS DENOTES MEASURED
- PIN DENOTES PROPERTY IDENTIFIER NUMBER
- CALC DENOTES CALCULATED
- ORP DENOTES OBSERVED REFERENCE POINT
- PL DENOTES PLAN OF SURVEY BY GUIDO PAPA SURVEYING, A DIVISION OF J. D. BARNES LTD., DATED MARCH 31, 2023
- PL1 DENOTES PLAN 65R-4336
- PL2 DENOTES REGISTERED PLAN M-2043
- PL3 DENOTES PLAN 65R-21452
- PL4 DENOTES PLAN 65R-2623
- (Y) DENOTES YATES AND YATES LTD., O.L.S.
- (RBL) DENOTES ROBERT BASIL LEE LTD., O.L.S.
- (L&P) DENOTES LLOYD AND PURCELL O.L.S.
- (SVN) DENOTES SPEIGHT, VAN NOSTRAND AND GIBSON LTD., O.L.S.
- (1176) DENOTES DONALD E. ROBERTS, O.L.S.
- (1345) DENOTES VALERIO G. PAPA, O.L.S.

INTEGRATION NOTE

BEARINGS ARE GRID, UTM ZONE 17, NAD83 (ORIGINAL), DERIVED FROM:

A NORTH 4 854 798.47 EAST 621 600.53
B NORTH 4 854 652.18 EAST 621 722.44

COORDINATES ARE UTM ZONE 17, NAD83 (ORIGINAL), TO URBAN ACCURACY PER SEC. 14 (2) OF O. REG. 216/10, AND CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.
DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999754.

SURVEYOR'S CERTIFICATE

1. I CERTIFY THAT:
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE 21ST DAY OF SEPTEMBER, 2023

SEPTEMBER 27, 2023

DATE

C. WAHBA
ONTARIO LAND SURVEYOR
THIS PLAN OF SURVEY RELATES TO AOLS SUBMISSION FORM NUMBER 21557XX

DRAWN: R.P./E.K.

CHECKED: C.W.

CAD FILE: 23-056-R01

PROJECT No. 23-056

120 Woodstream Blvd., Unit 18, Woodbridge L4L 7Z1 905.851.1300 www.wahbasurveying.com

WAHBA
SURVEYING

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

| Internal Departments <small>*Comments Received</small> | Conditions Required | | Nature of Comments |
|--|---|--|----------------------------------|
| Building Standards (Zoning) | Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/> | General Comments w/Conditions |
| Development Planning | Yes <input type="checkbox"/> | No <input checked="" type="checkbox"/> | Recommend Approval/No Conditions |

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

To: Christine Vigneault, Committee of Adjustment Secretary Treasurer

From: Nancy Tuckett, Director of Development and Parks Planning

Date: November 27, 2024

Name of Owner: CF Vaughan Portfolio Inc.

Location: 110 Citation Drive

File No.(s): B012/24

Proposal:

The Owner has submitted Consent Application, to facilitate the creation of a permanent easement over the subject lands, 110 Citation Drive, to the benefit of the abutting property to the west, 84 Citation Drive. An easement previously existed over the western limit of the Subject Lands to the benefit of 84 Citation Drive. The purpose of the easement was to provide 84 Citation Drive with a right of use and access of the Subject Lands western egress drive aisle. The previous landowners subsequently released the easement from title in 2002. Presently both 84 and 110 Citation Drive are under one ownership and through this Application, the Owner is seeking to create a permanent easement to vehicular use of the existing drive aisle by 84 Citation Drive for additional egress.

Official Plan:

City of Vaughan Official Plan 2010 ('VOP 2010'): "General Employment"

Comments:

On June 25, 2024, the City of Vaughan Council draft approved the Draft Plan of Condominium, File 19CDM-23V010, for the abutting property at 84 Citation Drive to establish a standard condominium tenure for an existing multi-unit employment building consisting of 15 units and 60 parking spaces, subject to conditions. The proposed easement would facilitate more convenient truck turning movements within 84 Citation Drive. The Development Engineering Department has reviewed the proposed easement and has no objection to this application.

Accordingly, the Development and Parks Planning Department has no objection to the requested severance and is of the opinion that the proposal conforms to VOP 2010, and the consent criteria stipulated in Section 51(24) of the Planning Act, R.S.O. 1990, c P.13.

Recommendation:

The Development and Parks Planning Department recommends approval of the application.

Conditions of Approval:

If the Committee finds merit in the application, the following conditions of approval are recommended:

None.

Comments Prepared by:

Alyssa Pangilinan, Planner 1
Janany Nagulan, Senior Planner

From: [Cameron McDonald](#)
To: [Committee of Adjustment Mailbox](#)
Subject: [External] RE: B012/24 - 110 CITATION DRIVE - REQUEST FOR COMMENTS, CITY OF VAUGHAN
Date: Monday, October 28, 2024 9:52:39 AM
Attachments: [image002.png](#)

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

Good morning,

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

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

Regards,

Cameron McDonald

Planner I

Development Planning and Permits | Development and Engineering Services

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

E: cameron.mcdonald@trca.ca

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



From: [Development Services](#)
To: [Committee of Adjustment Mailbox](#)
Subject: [External] RE: B012/24 - 110 CITATION DRIVE - REQUEST FOR COMMENTS, CITY OF VAUGHAN
Date: Friday, October 25, 2024 4:43:07 PM
Attachments: [image001.png](#)
[image003.png](#)

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

Hello,

The Regional Municipality of York has completed its review of the minor variance application – B012/24 (110 CITATION DRIVE) and has no comment.

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

Many thanks,

Our working hours may be different. Please do not feel obligated to reply outside of your scheduled working hours. Let's work together to help foster healthy work-life boundaries.

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

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

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



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

Date: October 24th 2024
Attention: **Christine Vigneault**
RE: Request for Comments

File No.: **B012-24**
Related Files:
Applicant: Gagnon Walker Domes Ltd.
Location 110 Citation Drive



Discover the possibilities

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:

Stephen Cranley, C.E.T

Mitchell Penner

Supervisor, Distribution Design, ICI & Layouts (North)

Supervisor, Distribution Design-Subdivisions

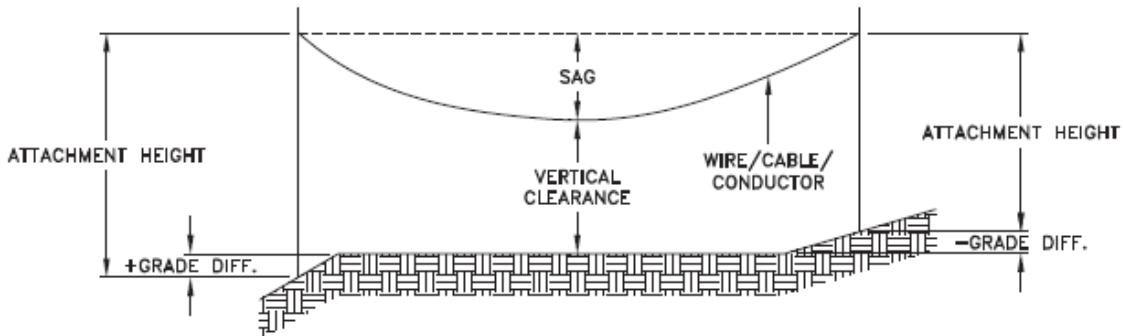
Phone: 1-877-963-6900 ext. 31297

Phone: 416-302-6215

E-mail: stephen.cranley@alectrautilities.com

Email: Mitchell.Penner@alectrautilities.com

| LOCATION OF WIRES, CABLES OR CONDUCTORS | SYSTEM VOLTAGE | | | |
|--|--|------------------------|--------------------------------------|-------|
| | SPAN GUYS AND COMMUNICATIONS WIRES | UP TO 600V AND NEUTRAL | 4.16/2.4kV TO 27.6/16kV (SEE NOTE 1) | 44kV |
| | MINIMUM VERTICAL CLEARANCES (SEE NOTE 2) | | | |
| OVER OR ALONGSIDE ROADS, DRIVEWAYS OR LANDS ACCESSIBLE TO VEHICLES | 442cm | 442cm | 480cm | 520cm |
| OVER GROUND ACCESSIBLE TO PEDESTRIANS AND BICYCLES ONLY | 250cm | 310cm | 340cm | 370cm |
| ABOVE TOP OF RAIL AT RAILWAY CROSSINGS | 730cm | 730cm | 760cm | 810cm |



MINIMUM ATTACHMENT HEIGHT = MAXIMUM SAG
 + MINIMUM VERTICAL CLEARANCE (FROM ABOVE TABLE)
 ± GRADE DIFFERENCE
 + 0.3m (VEHICLE OR RAILWAY LOCATION)
 + SNOW DEPTH (PEDESTRIAN LOCATION, SEE NOTE 3)

NOTES:

1. THE MULTIGROUNDED SYSTEM NEUTRAL HAS THE SAME CLEARANCE AS THE 600V SYSTEM.
2. THE VERTICAL CLEARANCES IN THE ABOVE TABLE ARE UNDER MAXIMUM SAG CONDITIONS.
3. REFER TO CSA STANDARD C22.3 No.1, ANNEX D FOR LOCAL SNOW DEPTH VALUES.
4. ALL CLEARANCES ARE IN ACCORDANCE TO CSA STANDARD C22.3.

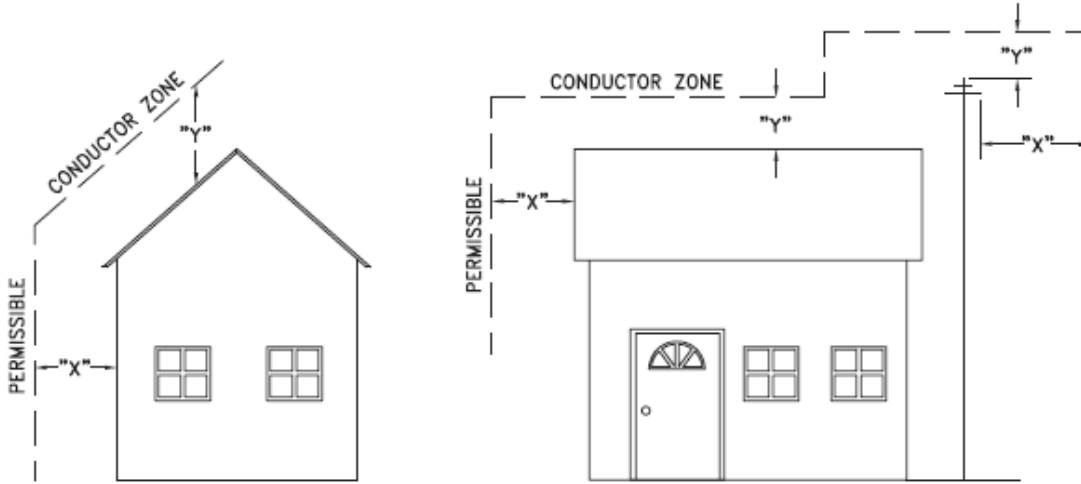
| METRIC | IMPERIAL (APPROX) |
|--------|-------------------|
| 810cm | 27'-0" |
| 760cm | 25'-4" |
| 730cm | 24'-4" |
| 520cm | 17'-4" |
| 480cm | 16'-0" |
| 442cm | 15'-5" |
| 370cm | 12'-4" |
| 340cm | 11'-4" |
| 310cm | 10'-4" |
| 250cm | 8'-4" |

| | |
|-------------------|------------|
| SAGS AND TENSIONS | SECTION 02 |
|-------------------|------------|

MINIMUM VERTICAL CLEARANCES OF WIRES, CABLES AND CONDUCTORS ABOVE GROUND OR RAILS

ORIGINAL ISSUE DATE: 2010-DEC-24 REVISION NO: R1 REVISION DATE: 2012-JAN-09

| | |
|---|-------------|
| This construction Standard meets the safety requirements of Section 4 of Regulation 22/04 | |
| Joe Crozier, P.Eng. | 2012-JAN-09 |
| Name | Date |
| P.Eng. Approval By: | Joe Crozier |



| VOLTAGE | MINIMUM HORIZONTAL CLEARNACE UNDER MAXIMUM SWING CONDITIONS DIMENSION "X" (SEE NOTES 1, 3 & 4) | MINIMUM VERTICAL CLEARANCE UNDER MAXIMUM DESIGN SAG CONDITIONS DIMENSION "Y" (SEE NOTES 1, 2, 4 & 5) |
|--------------------|--|--|
| 0-600V AND NEUTRAL | 100cm | 250cm |
| 4.16/2.4 TO 44kV | 300cm | 480cm |

NOTES

1. UNDER NO CIRCUMSTANCES SHALL A CONDUCTOR BE PERMITTED TO PENETRATE THE ENVELOPE SHOWN BY THE DOTTED LINE.
2. THE VERTICAL CLEARANCES ARE UNDER CONDITIONS OF MAXIMUM DESIGN SAG.
3. THE HORIZONTAL CLEARANCES ARE UNDER CONDITIONS OF MAXIMUM SWING. WHERE THE CONDUCTOR SWING IS NOT KNOWN A HORIZONTAL CLEARANCE OF 480CM SHALL BE USED.
4. BUILDINGS THAT EXCEED 3 STOREYS OR 15M IN HEIGHT, THE MINIMUM HORIZONTAL CLEARANCE OF THE SECONDARY CONDUCTORS SHOULD BE INCREASED TO 300cm WHERE IT IS NECESSARY TO ALLOW FOR THE RAISING OF LADDERS BY LOCAL FIRE DEPARTMENTS.
5. IN SITUATIONS SUCH AS MULTI-LEVEL GARAGES, WHERE ROOFS ARE NORMALLY USED BY PERSONS AND VEHICLES, THE VERTICAL CLEARANCES OF POWERSTREAM STANDARD 03-1 SHALL APPLY.
6. DISTRIBUTION LINES CONSTRUCTED NEAR BUILDINGS SHALL BE BUILT TO AVOID OVERHANG WHEREVER POSSIBLE. WHERE LINES MUST BE CONSTRUCTED OVER OR ADJACENT TO BUILDINGS THE APPLICABLE HORIZONTAL AND VERTICAL CLEARANCES SHALL BE AT CONDITIONS OF MAXIMUM CONDUCTOR SWING AND MAXIMUM SAG. THE ABOVE CLEARANCES ARE DESIGNED TO PREVENT PERSONS ON OR IN BUILDINGS AS WELL AS EXTERNAL MACHINERY USED IN CONJUNCTION WITH A BUILDING TO COME IN CONTACT WITH CONDUCTORS. EFFORTS SHOULD BE MADE TO INCREASE THESE CLEARANCES WHERE POSSIBLE.
7. ALL CLEARANCES ARE IN ACCORDANCE TO CSA C22.3 NO.1-06 (TABLE-9).

| CONVERSION TABLE | |
|------------------|-------------------|
| METRIC | IMPERIAL (APPROX) |
| 480cm | 16'-0" |
| 300cm | 10'-0" |
| 250cm | 8'-4" |
| 100cm | 3'-4" |

MINIMUM VERTICAL & HORIZONTAL CLEARANCES OF CONDUCTORS FROM BUILDINGS OR OTHER PERMANENT STRUCTURES (CONDUCTORS NOT ATTACHED TO BUILDINGS)

| Certificate of Approval | |
|---|-------------|
| This construction Standard meets the safety requirements of Section 4 of Regulation 22/04 | |
| Debbie Dadwani, P.Eng. | 2010-MAY-05 |
| Name | Date |
| P.Eng. Approval By: <i>D. Dadwani</i> | |

ORIGINAL ISSUE DATE: 2010-MAY-05 REVISION NO: REVISION DATE:
F:\System Planning and Standards\Standard Design\PowerStream Standards\PowerStream Standards working files\Section 03-4 DWG 03-4 RD May 5, 2010.dwg, 5/5/2010 9:27:52 AM, Adobe PDF

To: Committee of Adjustment
From: Sean Fitzpatrick, Building Standards Department
Date: October 23, 2024
Applicant: Gagnon Walker Domes Ltd.
Location: 110 Citation Drive PLAN M2043 Lot 12
File No.(s): B012/24

Zoning Classification:

The subject lands are zoned EM2, General Employment Zone and subject to the provisions of Exception 14.142 under Zoning By-law 001-2021, as amended.

Staff Comments:

Stop Work Order(s) and Order(s) to Comply:

There are no outstanding Orders on file

Building Permit(s) Issued:

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

Other Comments:

| Zoning By-law 001-2021 | |
|-------------------------------|---|
| 1 | The subject consent application is to permit an easement in favour of the lands to the west and therefore the Zoning By-law requirements for Lot Area, Lot Frontage and Lot Depth are not applicable. |

| General Comments | |
|-------------------------|--|
| 1 | The applicant shall be advised that additional variances may be required upon review of detailed drawing for building permit/site plan approval. |

Conditions of Approval:

If the committee finds merit in the application, the following conditions of approval are recommended.

* Comments are based on the review of documentation supplied with this application.

SCHEDULE C: PUBLIC & APPLICANT CORRESPONDENCE

| Correspondence Type | Name | Address | Date Received (mm/dd/yyyy) | Summary |
|----------------------------|-------------|----------------|---------------------------------------|--------------------------|
| Applicant | | | 09/12/2024 | Application Cover Letter |



Principals

Michael Gagnon
Lena Gagnon
Andrew Walker
Richard Domes

September 12, 2024

GWD File: 23.3371

City of Vaughan
Office of the City Clerk/Committee of Adjustment
2141 Major Mackenzie Drive
Vaughan, Ontario
L6A 1T1

Attention: Christine Vigneault, Secretary Treasurer to the Committee of Adjustment

Subject: Committee of Adjustment Application – Consent for Easement
110 Citation Drive, City of Vaughan (Lot 12, Registered Plan M-2043)
CF Vaughan Portfolio Inc.

Dear Christine:

Gagnon Walker Domes Ltd. (“GWD”) is agent to CF Vaughan Portfolio Inc. (“CanFirst”); the registered owner of the property known municipally as 110 Citation Drive in the City of Vaughan (“subject site”). On behalf of CanFirst, we submit the enclosed Consent Application for the purpose of the granting of a permanent easement over the subject site to the benefit of the abutting property to the west (84 Citation Drive). The easement is intended to facilitate vehicular use of the existing drive aisle located on the subject site by 84 Citation Drive.

Subject Site (110 Citation Drive)

The subject site measures approximately 1.3 hectares (3.1 acres) with 72.0 metres of frontage along Citation Drive. The subject site is developed with one (1), single-storey, single-tenant, industrial building. A circular drive aisle provides truck and automobile circulation around the industrial building, connecting with Citation Drive at two (2) locations along the front lot line. That portion of the drive aisle located within the subject site’s west side yard facilitates southbound egress truck movements only. The width of this existing egress drive aisle within the west interior side yard ranges between 5.90 metres to 6.30 metres.

Within the front yard, east side yard, and rear yard, two-way traffic for trucks and vehicles is provided. Loading operations are located within the east interior side yard and rear yard. Passenger automobile parking is primarily located within a front yard parking area that accommodates a minimum of 31 on-site parking spaces.

A landscaping strip is provided along the front lot line and west lot line. The remainder of the subject site is paved.



Benefitting Lands (84 Citation Drive)

The abutting lands to the west are municipally known as 84 Citation Drive and are also owned by CanFirst. 84 Citation Drive is developed with a single storey, multi-tenant industrial building. The main driveway for this property is provided around the existing building from its own, independent driveway accesses (2) along Citation Drive. Loading operations are primarily restricted to the west interior side yard, with the majority of passenger automobile parking accommodated within the east side yard.

In June 2024, Vaughan City Council provided Draft Plan of Condominium Approval of the existing building for a 15-unit standard industrial condominium. CanFirst is currently in the process of satisfying the conditions of Draft Plan of Condominium Approval for final Condominium registration. Registration is anticipated in 2025.

Background

Historically, an easement existed over the western limit of subject site to the benefit of 84 Citation (Parts 1 and 2 on Plan 65R-21452 formerly subject to an easement as in Instrument No. LT1379242). We understand that the purpose of this easement was to provide 84 Citation Drive with right of use and access over the subject site's western egress drive aisle.

However, this easement was released from title at the request of a previous owner of the subject site on January 2, 2002 through Instrument No. YR92236.

Consent Application for a Proposed Permanent Easement

CanFirst proposes to re-instate permanent vehicular access rights over 110 Citation Drive for the benefit and use of 84 Citation Drive. Accordingly, a Committee of Adjustment Application is enclosed that requests a permanent easement over 110 Citation Drive in favour of 84 Citation Drive. The purpose of the proposed easement is to facilitate the use of the westerly drive aisle on the subject site by 84 Citation Drive for additional egress. The granting of easement, would facilitate more convenient truck movements within 84 Citation Drive and reduce potential truck/pedestrian conflicts within the adjacent lands, increasing the safety for the 15-unit standard industrial condominium approved for 84 Citation.

The proposed easement measures 5.39 metres in width, with the exception of its north limit where it is proposed to expand to a width of 6.50 metres. The proposed easement would extend approximately 172.27 metres between the front and rear lot lines. A 0.5 metre setback is provided between the building and the extent of the proposed easement and is also generally setback 1.11 metres from the west lot line (with the exception of the north limit of the easement where it connects with the paved portions of 84 Citation Drive). The easement is generally consistent with the historic access easement previously registered on title to the lands.

The specific extent of the easement is identified as Parts 1 and 2 on the enclosed draft Reference Plan prepared by Wahba Surveying. An Easement Sketch prepared by GWD



is also enclosed which provides additional details of the proposed easement, overlaid on top of aerial imagery.

The proposed Consent and granting of easement has been reviewed by GWD in the context of the relevant provisions prescribed within the *Planning Act*. It is our opinion that the Consent Application meets the criteria laid out in Sections 2, 53(12) and 51(24) of the *Planning Act*. We are of the opinion that the proposal represents proper and orderly planning and development of lands, which are developed and zoned/designated for employment uses, and can be supported from a land use perspective.

Committee of Adjustment Application Submission Material

The following is enclosed in support of the Committee of Adjustment Application:

- Completed Authorization Form, dated August 16, 2024;
- Completed Authorizing Statements Form, dated August 16, 2024;
- Completed Sworn Declaration Form, dated September 2024;
- Completed Tree Declaration Form, dated August 16, 2024;
- Draft Reference Plan prepared by Wahba Surveying, dated September 27, 2023; and
- Easement Sketch prepared by Gagnon Walker Domes Ltd., dated September 11, 2024.

Application fees payable to the City of Vaughan will be submitted after the Application has undergone its “completeness” review.

Should you require additional information or have any questions, please do not hesitate to contact the undersigned.

Yours truly,

**Richard Domes, B.A., C.P.T.
Partner, Principal Planner**

**Patrick Soriano, B.U.R.PI.
Planning Associate**

C.c.: CF Vaughan Portfolio Inc.
Gagnon Walker Domes Ltd

SCHEDULE D: BACKGROUND

| Application No. (City File) | Application Description (i.e. Minor Variance Application; Approved by COA / OLT) |
|-----------------------------|---|
| N/A | N/A |