

<b>ITEM #: 6.10</b>	<b>REPORT SUMMARY CONSENT APPLICATION FILE NUMBER B017/24</b>
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Report Date: February 21, 2025

**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 checked="" type="checkbox"/>	No <input type="checkbox"/>	Recommend Approval w/Conditions
Development Engineering	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	General Comments w/Conditions
Development Finance	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	General Comments w/Conditions
Real Estate	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	General Comments w/Conditions
Forestry	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	General Comments
By-law & Compliance	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	General Comments
Fire Department	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
Region of Peel	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	General Comments

PUBLIC & APPLICANT CORRESPONDENCE (SEE SCHEDULE C)				
<p>All personal information collected because of this public meeting (including both written and oral submissions) is collected under the authority of the Municipal Act, the Municipal Freedom of Information and Protection of Privacy Act (MFIPPA), the Planning Act and all other relevant legislation, and will be used to assist in deciding on this matter. All personal information (as defined by MFIPPA), including (but not limited to) names, addresses, opinions and comments collected will become property of the City of Vaughan, will be made available for public disclosure (including being posted on the internet) and will be used to assist the Committee of Adjustment and staff to process this application.</p>				
Correspondence Type	Name	Address	Date Received <small>(mm/dd/yyyy)</small>	Summary
Applicant			12/19/2024	Application Cover Letter

BACKGROUND (SCHEDULE D, IF REQUIRED)	
<p>* Background Information contains historical development approvals considered to be related to this file. This information should not be considered comprehensive.</p>	
Application No. (City File)	Application Description <small>(i.e. Approved by COA / OLT)</small>
B017/21 & B018/21	APPROVED; COA
B012/23	APPROVED; COA

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

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



**REPORT SUMMARY  
CONSENT APPLICATION  
FILE NUMBER B017/24**

<b>CITY WARD #:</b>	2
<b>APPLICANT:</b>	Livwest South Inc.
<b>AGENT:</b>	KLM Planning Partners Inc.
<b>PROPERTY:</b>	6701 Hwy 7, Vaughan
<b>ZONING DESIGNATION:</b>	See below.
<b>VAUGHAN OFFICIAL PLAN (2010) DESIGNATION:</b>	Vaughan Official Plan 2010 ('VOP 2010'): "Employment Commercial Mixed-Use", "Prestige Employment", and "General Employment", subject to Chapter 12.12, Volume 2 (Huntington Business Park Area Specific Policy)
<b>RELATED DEVELOPMENT APPLICATIONS:</b>	DA.23.049
<b>PURPOSE OF APPLICATION:</b>	Consent is being requested to sever a parcel of land for employment purposes approximately 12.293 Ha and retain a parcel of land for employment uses approximately 10.859 Ha. The severed and retained land will have frontage along Hwy 7 and Hwy 50.

**HEARING INFORMATION**

**DATE OF MEETING:** Thursday, February 27, 2025  
**TIME:** 6:00 p.m.  
**MEETING LOCATION:** Vaughan City Hall, Woodbridge Room (2<sup>nd</sup> Floor), 2141 Major Mackenzie Drive  
**LIVE STREAM LINK:** [Vaughan.ca/LiveCouncil](http://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](mailto: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](mailto: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](mailto: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

<b>Date Public Notice Mailed:</b>	February 13, 2025
<b>Date Applicant Confirmed Posting of Sign:</b>	January 28, 2025
<b>Applicant Justification for Variances:</b> <small>*As provided in Application Form</small>	N/A
<b>Was a Zoning Review Waiver (ZRW) Form submitted by Applicant:</b> <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"/>
<b>COMMENTS:</b>	
None	
<b>Committee of Adjustment Recommended Conditions of Approval:</b>	<ol style="list-style-type: none"> <li>1. That the applicant's solicitor confirms the legal description of both the severed and retained land.</li> <li>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.</li> <li>3. That the applicant provides an electronic copy of the deposited reference plan to <a href="mailto:cofa@vaughan.ca">cofa@vaughan.ca</a></li> <li>4. Payment of the Certificate Fee as provided on the City of Vaughan's Committee.</li> </ol>

### BUILDING STANDARDS (ZONING)

<b>**See Schedule B for Building Standards (Zoning) Comments</b>	
<b>Building Standards Recommended Conditions of Approval:</b>	None

### DEVELOPMENT PLANNING

<b>**See Schedule B for Development Planning Comments.</b>	
<b>Development Planning Recommended Conditions of Approval:</b>	That all comments for the related Site Development Application file DA.23.049 be addressed to the satisfaction of the Development and Parks Planning Department.

### DEVELOPMENT ENGINEERING

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

The Development Engineering (DE) Department does not object to Consent Application B017/24 subject to the following condition(s):

<b>Development Engineering Recommended Conditions of Approval:</b>	<p>The Owner / Applicant shall obtain approval for the related Site Development Application (DA.23.049) from the Development Engineering (DE) Department.</p> <p>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 in order to clear this condition.</p>
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### PARKS, FORESTRY & HORTICULTURE (PFH)

Forestry has no comment at this time.	
<b>PFH Recommended Conditions of Approval:</b>	None

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

**Development Finance Recommended Conditions of Approval:**

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).

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).

## BY-LAW AND COMPLIANCE, LICENSING AND PERMIT SERVICES

None.

**BCLPS Recommended Conditions of Approval:**

None

## BUILDING INSPECTION (SEPTIC)

No comments received to date.

**Building Inspection Recommended Conditions of Approval:**

None

## FIRE DEPARTMENT

We have reviewed the submitted information package and based on the information provided the fire department did not view any information at address fire department matters. The information provided addresses Land use and zoning information.

There is no information relating to any fire interests, ie, access routes, access roadways, fire Hydrants, temporary addressing, or building matrix that would speak to sprinkler, fire pumps, standpipes, Fire alarm etc. Therefor we are silent at this time and will wait to see what will be submitted for a building permit.

**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 <a href="mailto:cofa@vaughan.ca">cofa@vaughan.ca</a>	<ol style="list-style-type: none"> <li>1. That the applicant's solicitor confirms the legal description of both the severed and retained land.</li> <li>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.</li> <li>3. That the applicant provides an electronic copy of the deposited reference plan to <a href="mailto:cofa@vaughan.ca">cofa@vaughan.ca</a></li> <li>4. Payment of the Certificate Fee as provided on the City of Vaughan's Committee.</li> </ol>

## 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:

2	Development Planning <a href="mailto:Harry.zhao@vaughan.ca">Harry.zhao@vaughan.ca</a>	That all comments for the related Site Development Application file DA.23.049 be addressed to the satisfaction of the Development and Parks Planning Department.
3	Real Estate <a href="mailto:ashley.ben-lolo@vaughan.ca">ashley.ben-lolo@vaughan.ca</a>	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.
4	Development Engineering <a href="mailto:Rex.bondad@vaughan.ca">Rex.bondad@vaughan.ca</a>	<ol style="list-style-type: none"> <li>1. The Owner / Applicant shall obtain approval for the related Site Development Application (DA.23.049) from the Development Engineering (DE) Department.</li> <li>2. 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 in order to clear this condition.</li> </ol>
5	Development Finance <a href="mailto:nelson.pereira@vaughan.ca">nelson.pereira@vaughan.ca</a>	<ol style="list-style-type: none"> <li>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).</li> <li>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).</li> </ol>

*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.

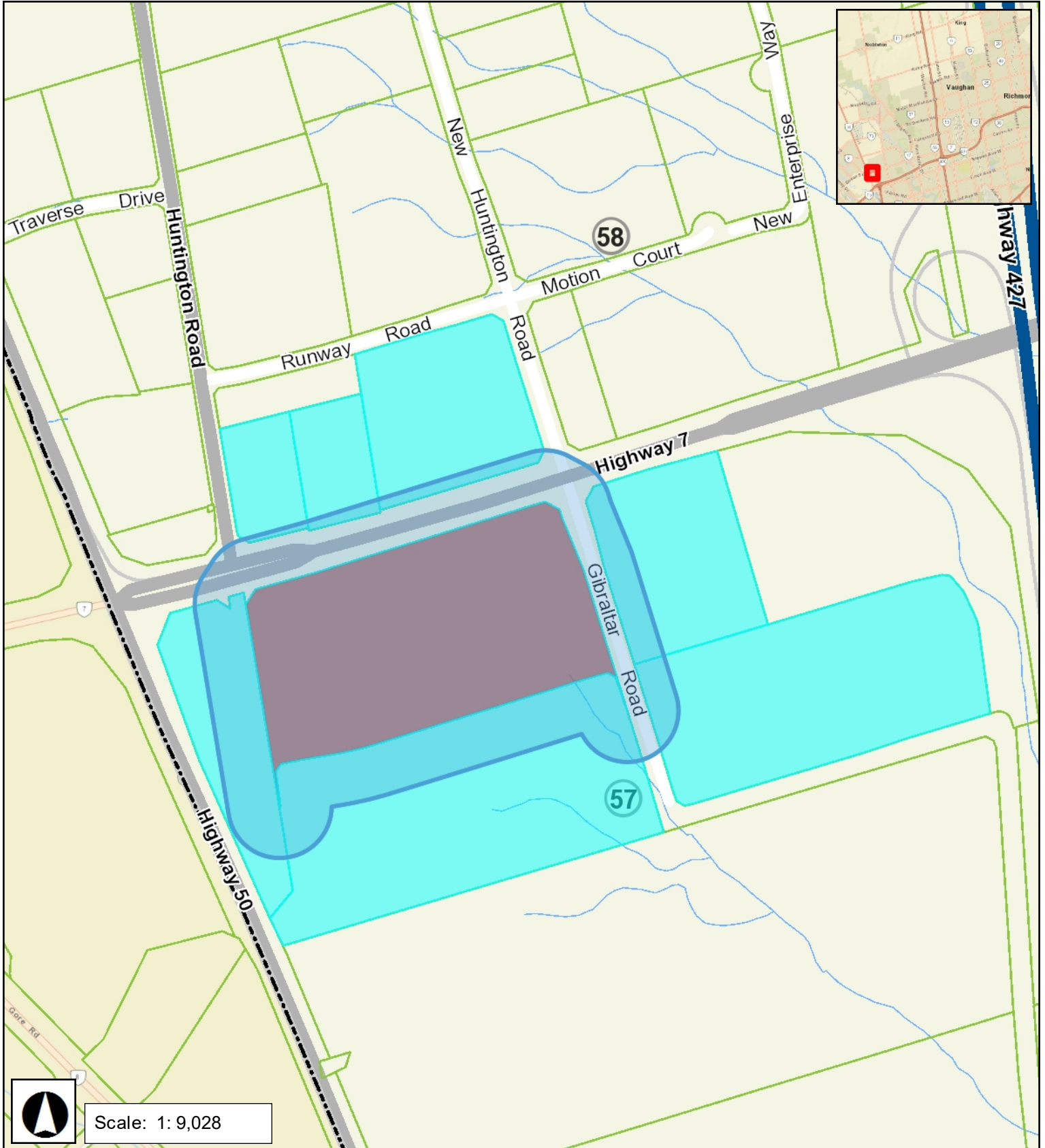
That the payment of the City Development Charge, if required, is payable to the City of Vaughan before issuance of a building permit in accordance with the Development Charges Act and the City's Development Charges By-law in effect at the time of payment.

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.

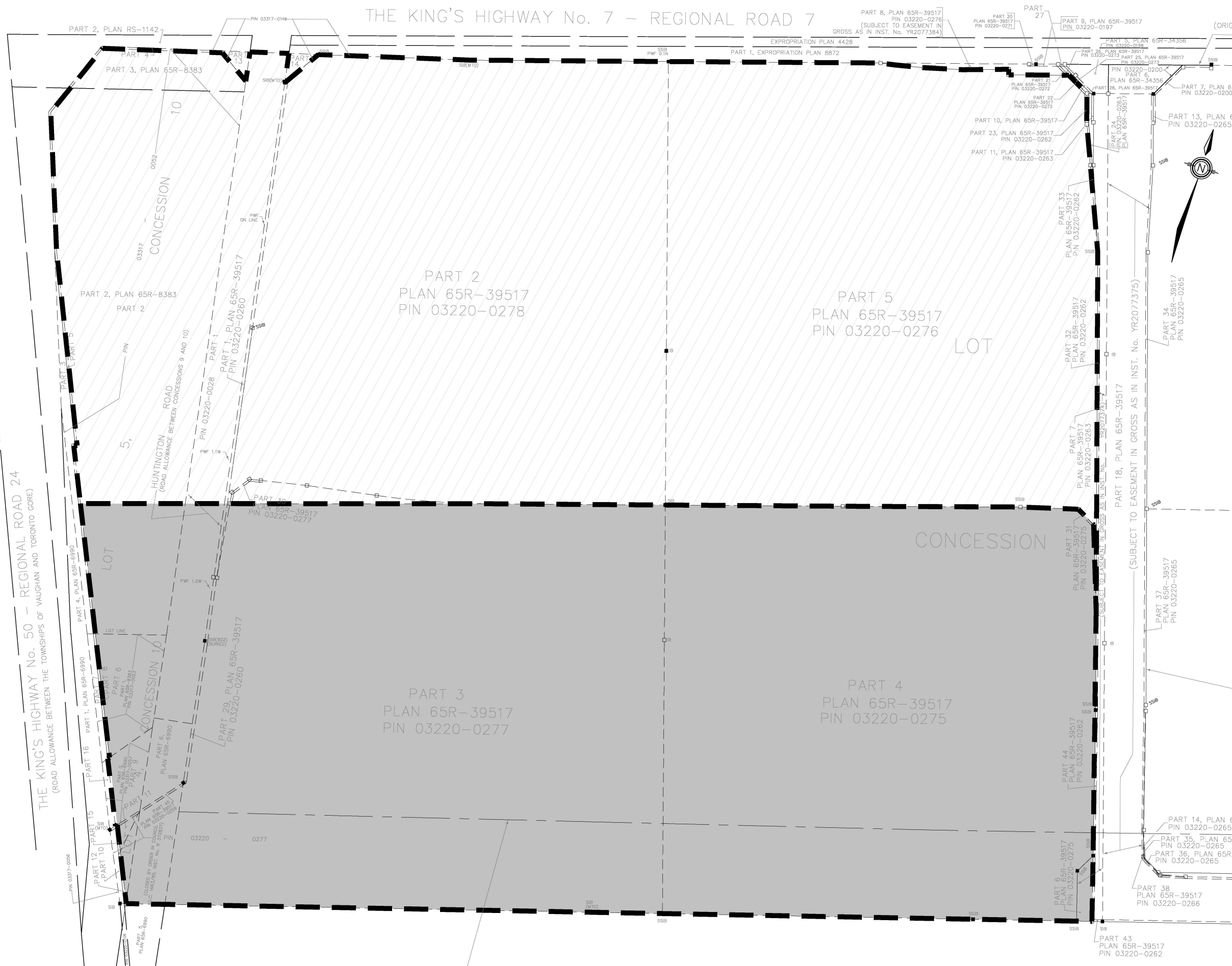
**NOTICE OF DECISION:** If you wish to be notified of the decision in respect to this application or a related Ontario Land Tribunal (OLT) hearing you must complete a Request for Decision form and submit to the Secretary Treasurer (ask staff for details). In the absence of a written request to be notified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

## SCHEDULE A: DRAWINGS & PLANS



# CONSENT SKETCH

-  SEVERED LANDS  
AREA: 12.293±Ha
-  RETAINED LANDS  
AREA: 10.859±Ha.




**PROJECT No. P-3421**  
**October 22, 2024**  
**SCALE: NTS**

**64 JARDIN DRIVE - UNIT 1B, CONCORD ONTARIO L4K 3P3**  
**TEL: (905) 669-4055 FAX: (905) 669-0097 design@klmplanning.com**  
**Planning • Design • Development**



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

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

<b>External Agencies</b> <small>*Comments Received</small>	<b>Conditions Required</b>		<b>Nature of Comments</b> <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
Region of Peel	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	General Comments

**Date:** January 20<sup>th</sup> 2025  
**Attention:** **Christine Vigneault**  
**RE:** Request for Comments

**File No.:** **B017-24**  
**Related Files:**  
**Applicant:** KLM Planning  
**Location** 6701 Hwy 7



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### 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

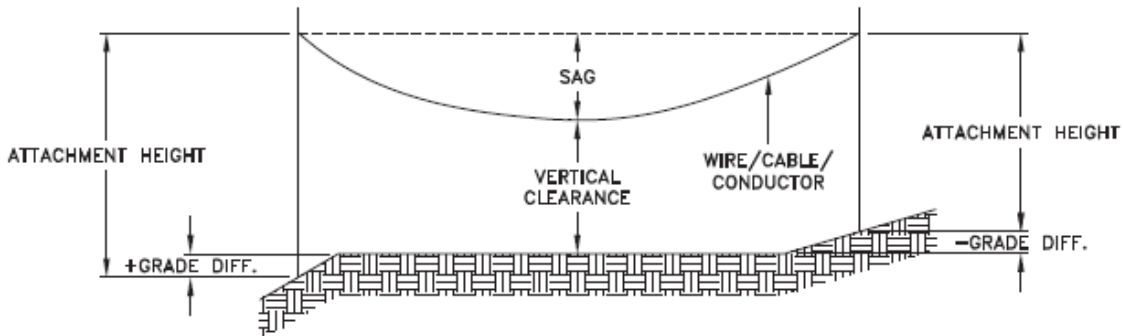
**Phone:** 1-877-963-6900 ext. 31297

**Phone:** 416-302-6215

**E-mail:** [stephen.cranley@alectrautilities.com](mailto:stephen.cranley@alectrautilities.com)

**Email:** [Mitchell.Penner@alectrautilities.com](mailto: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.

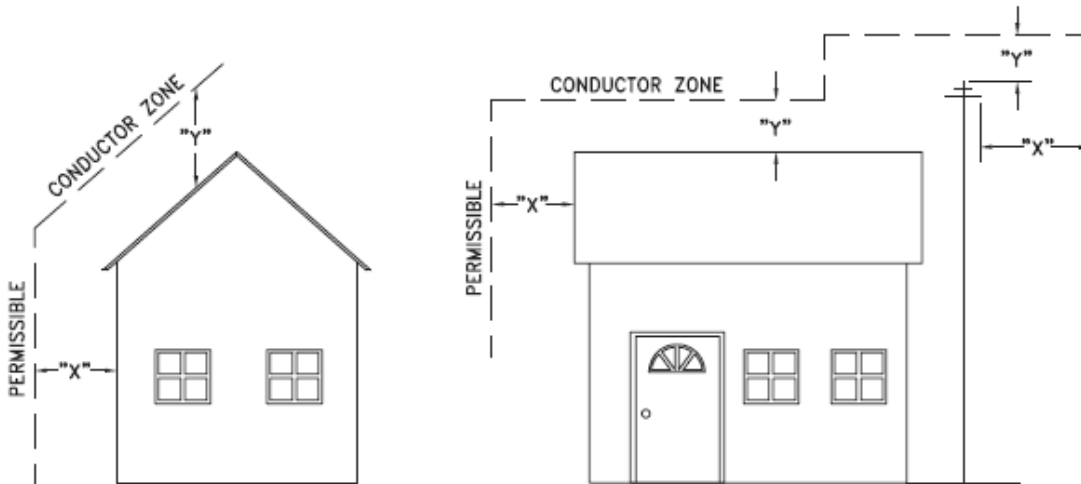
METRIC	IMPERIAL (APPROX)
810cm	27'-0"
760cm	25'-4"
730cm	24'-4"
520cm	17'-4"
480cm	16'-0"
442cm	15'-5"
370cm	12'-4"
340cm	11'-4"
310cm	10'-4"
250cm	8'-4"

SAGS AND TENSIONS	SECTION 02
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**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).

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:** Gregory Seganfreddo, Building Standards Department  
**Date:** January 17, 2025 R1  
**Location:** 6701 Hwy 7  
 Conc 9 Part of Lot 4-5  
 Conc 10 Part of Lot 4  
**File No.(s):** B017/24

**Zoning Classification:**

The subject lands are zoned FD, Future Development Zone and EM1- Prestige Employment Zone and subject to the provisions of Exception 14.1119 under Zoning By-law 001-2021, as amended.

**Proposal:**

#	Zoning By-law 001-2021 Requirements	Proposal
1	Lot Area (Severed Lands): Existing lot area. [Table 13-3]	The proposed lot area for the severed lands complies with the minimum lot area requirement.
2	Lot Area (Retained Lands): A minimum of 1800m <sup>2</sup> is required. [Table 11-3]	The proposed lot area of 108589.9 m <sup>2</sup> for the retained lands complies with the minimum lot area requirement.
3	Lot Frontage (Severed Lands): Existing lot frontage. [Table 13-3]	The proposed lot frontage of the severed lands complies with the minimum lot frontage requirement.
4	Lot Frontage (Retained Lands): A minimum of 30 metres is required. [Table 11-3]	The proposed lot frontage for the retained lands complies with the minimum lot frontage requirement.

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

There are no outstanding Orders on file.

**Other Comments:**

General Comments	
1	None.

**Conditions of Approval:**

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

None.

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

## Public Works

10 Peel Centre Dr.  
Suite A  
Brampton, ON  
L6T 4B9  
tel: 905-791-7800

[peelregion.ca](http://peelregion.ca)

February 4<sup>th</sup>, 2025

Christine Vigneault  
Manager Development Services &  
Secretary Treasurer to the Committee of Adjustment  
City of Vaughan  
2141 Major Mackenzie Dr W  
Vaughan, ON L6A 1T1  
[cofa@vaughan.ca](mailto:cofa@vaughan.ca)

**RE: Region of Peel Comments  
Consent for Land Severance Application  
6701 & 6751 Highway 7  
ZZEN Group of Companies Ltd.  
Vaughan File: B017/24  
Regional File: B24-17**

Dear Ms. Vigneault,

Region of Peel staff have reviewed the above noted consent application received from the Committee of Adjustment of the City of Vaughan on January 17, 2025. The circulated submission was inclusive of a consent sketch, application cover letter, and a Zoning By-law review from Vaughan's Building Standards Department.

The application proposes to sever the subject lands (6701 & 6751 Highway 7) into two (2) parcels, to develop, in the future, the northerly severed parcel and to retain the southerly parcel for employment uses.

The Region offers no comments at this time, as the proposal does not impact any matters of Regional interest.

However, should the proposal change, or should any additional information on the proposal become available, additional comments and requirements would apply as appropriate.

Thank you,



**Marzuq Shamsi, BURPI**  
Junior Planner, Development Services, Region of Peel

CC:

**John Hardcastle**, MCIP, RPP, Manager, Development Services, Region of Peel

**Rob Lavecchia**, BURPI, MCIP, RPP, Associate, KLM Planning Partners Inc.

**To:** Christine Vigneault, Committee of Adjustment Secretary Treasurer

**From:** Nancy Tuckett, Director of Development and Parks Planning

**Date:** February 14, 2025

**Name of Owner:** Vic Dezen, Livwest South Inc.

**Location:** 6701 Highway 7 and 850 Gibraltar Road

**File No.(s):** B017/24

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**Official Plan:**

Vaughan Official Plan 2010 ('VOP 2010'): "Employment Commercial Mixed-Use", "Prestige Employment", and "General Employment", subject to Chapter 12.12, Volume 2 (Huntington Business Park Area Specific Policy).

**Proposal:**

The Owner has submitted a Consent Application, File B017/24, to sever the Subject Lands two create (2) new parcels as indicated on the submitted consent sketch. The retained lands are approximately 10.86 ha in lot area, and makes up the southern portion of the Subject Lands. The severed lands are approximately 12.32 ha in lot area, and makes up the northern portion of the Subject Lands. The retained lands are subject to a site development application (DA.23.049) currently under review for the development of a low-rise warehousing and distribution center. The proposed severed lands are currently vacant.

The proposed severance is consistent with the severance previously approved by Committee of Adjustment through consent applications submitted in 2023, B012/23 and B013/23. However, the Reference Plan for the approved consent applications did not fully capture the extent of the retained and severed lands, and the Certificates of Official for the consent applications approved in 2023 failed to be registered at the Land Registry of Ontario ("LRO"). In 2024, the Owner elected to merge all lands shown in the consent sketch on title to create the Subject Lands.

**Provincial Planning Statement 2024**

The PPS 2024 provides a policy framework that supports the goal of enhancing the quality of life for all Ontarians. Key policy objectives include: building homes, sustaining strong and competitive communities and supporting a modern economy. In accordance with Section 3 of the *Planning Act*, all land use decisions in Ontario "shall be consistent" with PPS 2024.

Section 2.8.1 states that planning authorities are to promote economic development and competitiveness by providing for an appropriate mix and range of employment, encouraging intensification of compatible employment and commercial uses while ensuring land use compatibility to adjacent sensitive land uses. The severed lands are designated Employment Commercial Mixed-Use while the retained lands are designated General Employment and Prestige Employment by VOP 2010. The proposed severance would create a new lot that could accommodate a variety of compact and intensified employment-commercial uses to provide an adequate transition toward Highway 7.

**York Regional Official Plan 2022**

The retained lands are designated as Employment Area and identified as being located within the West Vaughan Employment Area Zone by York Regional Official Plan ("YROP") 2022. The severed lands are designated as Community Area and identified as being located along a Regional Corridor by YROP 2022.

Policy 4.3.6 directs local municipalities to plan for a diverse mix of lot sizes in Employment Areas. The retained lands have a proposed lot area of 10.86 ha, and is subject to an ongoing Site Development Application for the development of a large warehousing and distribution facility. The proposed severance supports the long-term viability of the Employment use and is supportive of the maintenance of large industrial lots.



Policy 4.2.6 sets out that the development of sensitive land uses, major retail, or major office uses will avoid, minimize, and mitigate adverse impacts on adjacent Employment Areas to ensure compatibility and long-term viability. The proposed severed lands are sizable to accommodate a development that is appropriate for the Regional Corridor designation while maintaining sufficient setback from the warehousing use proposed on the retained lands to ensure long term compatibility and viability for both lots.

#### Vaughan Official Plan 2010

The retained lands are designated Prestige Employment and General Employment by VOP 2010. The severed lands are designated Employment Commercial Mixed-Use.

Policy 10.1.2.38 indicates that lots may only be created if there is enough net developable area on both the severed and retained lands to accommodate the existing or proposed uses. Policy 10.1.2.47 sets forth standards for consent applications that the proposal shall have regard for, including the compatibility of lot size and shape with local lot fabric, access, servicing, environmental conservation, and financial implications of required capital expenditures.

The proposed severed lands have an adequate lot size to accommodate a variety of commercial uses that are permitted by the Employment Commercial Mixed-Use designation. The severed lands abut Highway 7, Highway 50, and Gibraltar Road, providing various opportunities for servicing and access. The lands south of the retained lands contain a watercourse which is identified as a “Core Feature” of the Natural Heritage Network. Environmental Planning staff have reviewed the consent application and are satisfied that the proposed lot creation will not impact the watercourse. Development and Parks Planning staff are of the opinion the proposed lot creation consent application meets the criteria set out by policies of VOP 2010.

#### Zoning By-law 001-2021

The retained lands are zoned EM1 – Prestige Employment Zone by Zoning By-law 001-2021, subject to site-specific exception 14.1119. The severed lands are zoned FD – Future Development Zone by Zoning By-law 001-2021. Any future developments on the severed lands will require a Zoning By-law Amendment at which time lot and building standards will be determined based on the proposed development. Zoning staff have reviewed the consent application and note the lot area and lot frontage of the severed and retained lands are both compliant with their respective zone standards.

#### **General Conclusions:**

Development and Parks Planning staff have no objections to the requested lot creation consent application, and are of the opinion that the proposal maintains the intent of the relevant policies in 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 applications, subject to the following conditions.

#### **Condition of Approval:**

If the Committee finds merit in the applications, the following condition of approval is recommended for B017/24:

1. That all comments for the related Site Development Application file DA.23.049 be addressed to the satisfaction of the Development and Parks Planning Department.

#### **Comments Prepared by:**

Harry Zhao, Planner 1  
Janany Nagulan, Senior Planner

**From:** [Cameron McDonald](#)  
**To:** [Committee of Adjustment Mailbox](#)  
**Subject:** [External] RE: B017/24 - 6701 HIGHWAY 7 - REQUEST FOR COMMENTS, CITY OF VAUGHAN  
**Date:** Friday, January 24, 2025 8:55:54 AM  
**Attachments:** [image002.png](#)

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**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,

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](mailto:cameron.mcdonald@trca.ca)

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



**From:** [Hurst, Gabrielle](#)  
**To:** [Committee of Adjustment Mailbox](#)  
**Subject:** [External] RE: B017/24 - 6701 HIGHWAY 7 - REQUEST FOR COMMENTS, CITY OF VAUGHAN  
**Date:** Tuesday, February 4, 2025 1:14:59 PM

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

Good afternoon,  
York Region has reviewed the above consent applications and has no comment.  
Regards,

*Gabrielle*

**Gabrielle Hurst MCIP, RPP** | Associate Planner, Development Planning, Economic and Development Services Branch | The Regional Municipality of York | 1-877 464 9675 ext 71538 | [gabrielle.hurst@york.ca](mailto:gabrielle.hurst@york.ca) | [www.york.ca](http://www.york.ca)

## SCHEDULE C: PUBLIC & APPLICANT CORRESPONDENCE

Correspondence Type	Name	Address	Date Received (mm/dd/yyyy)	Summary
Applicant			12/19/2024	Application Cover Letter



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

T 905.669.4055  
KLMPLANNING.COM

KLM File: P-3421

December 12, 2024

Committee of Adjustment  
Office of the City Clerk  
1<sup>st</sup> Floor, South Wing  
Vaughan City Hall  
2141 Major Mackenzie Drive  
Vaughan, Ontario, L6A 1T1

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

**Re: Formal Consent Application Submission**

**Livwest South Inc., c/o the ZZEN Group of Companies Limited  
Site Address: 6701 and 6751 Highway 7  
Location: South of Highway 7 Between Highway 50 and Gibraltar Road  
Part of Lots 4 & 5, Concessions 9 & 10 and Part of the Road Allowance between  
Concession 9 & 10, City of Vaughan**

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Dear Christine,

KLM Planning Partners Inc. ("KLM") is the land use planning firm retained by the owner of the Subject Lands Livwest South Inc., c/o the ZZEN Group of Companies Limited ("ZZEN") (i.e. "the Owners") respecting the Subject Lands identified above. We are pleased to formally submit a Consent Application to sever a +/- 23.183 ha site into two (2) parcels. The southerly parcel (+/-10.859 ha) will be identified as the "Retained" lands and the northerly parcel (+/- 12.324 ha) will be identified as the "Severed" lands as shown on the enclosed Consent sketch.

A motion to the Ontario Land Tribunal (the "OLT") was made by The Corporation of the City of Vaughan (the "City") on December 10, 2024 for a settlement between the City and the Owner to resolve certain appeals of the CZBL and zone the northerly parcel as FD – Future Development under the City's Comprehensive Zoning By-law 001-2021 to permit legally existing uses on the existing lot until such time that an application may be submitted to the City for development.

The proposed Retained lands are designated Prestige Employment and General Employment on Schedule 13 – Land Use in VOP 2010 and zoned 'EM1-1119' – Prestige Employment Zone in the City-wide Zoning By-law 001-2021, for future employment uses.

The proposed Severed lands were subject to an Employment Land Conversion that was endorsed by Vaughan Council on May 27, 2020 and approved by the Region of York Council on October 15, 2020. The proposed Severed lands are designated Employment Commercial Mixed-Use by VOP 2010 and zoned 'FD' Future Development Zone in the City-wide Zoning By-law 001-2021.

The Consent Application is necessary for future development of the northerly severed parcel and retain the use of the southerly parcel for employment uses consistent with the land use designations in VOP 2010.

In support of the Consent Application, the following materials are being submitted (uploaded through the on-line portal):

1. Cover Letter prepared by KLM Planning Partners Inc., dated December 12, 2024;
2. Planning Justification Letter prepared by KLM Planning Partners Inc. dated December 12, 2024;
3. Consent Sketch Showing the Severed and Retained Lands prepared by KLM Planning Partners Inc. dated October 22, 2024;
4. Authorization Form;
5. Permission to Enter & Acknowledgment of Public information Form;
6. Sworn Declaration Form;
7. Tree Declaration Form;
8. Chart – Property Setbacks for all Existing and Proposed Structures;
9. A cheque in the amount of \$4,444.30 (2024 fee) and made payable to the City of Vaughan for the Consent Application processing fee will be delivered directly to the Office of the City Clerk, Vaughan Committee of Adjustment.

I trust the above is satisfactory for the purpose of processing the submitted consent to sever application. Should you have any questions with respect to the enclosed, please do not hesitate to contact the undersigned.

Yours truly,

**KLM PLANNING PARTNERS INC.**



Rob Lavecchia, B.U.R.P.I., MCIP, RPP  
Associate



Zunaira Butt, BA  
Junior Planner

Copy to: Joseph Sgro, ZZEN Group of Companies Limited  
Sam Speranza, ZZEN Group of Companies Limited  
Shannon Sturgeon, Miller Thomson LLP

## SCHEDULE D: BACKGROUND

Application No. (City File)	Application Description <small>(i.e. Minor Variance Application; Approved by COA / OLT)</small>
B017/21 & B018/21	APPROVED; COA
B012/23	APPROVED; COA

**NOTICE OF DECISION**  
**Consent Application B012/23**  
 Section 53 of the Planning Act, R.S.O., 1990, c.P.13

<b>DATE OF HEARING:</b>	Thursday, August 31, 2023
<b>APPLICANT:</b>	Zzen Group of Companies
<b>AGENT:</b>	KLM Planning Partners Inc.
<b>PROPERTY:</b>	6751 & 6701 Highway 7, Vaughan
<b>ZONING DESIGNATION:</b>	See below.
<b>VAUGHAN OFFICIAL PLAN (2010) DESIGNATION:</b>	Vaughan Official Plan 2010 ('VOP 2010'): "Employment Commercial Mixed-Use" and "Prestige Employment," Volume 2, Area Specific Policy 12.12, Huntington Business Park
<b>RELATED DEVELOPMENT APPLICATIONS:</b>	None
<b>PURPOSE OF APPLICATION:</b>	Consent is being requested to sever a parcel of land for employment purposes, approximately 9,300 square metres, as a lot addition, to be merged on title with the abutting lands to the east (municipally known as 850 Gibraltar Road). The retained lands have frontage along Hwy 50 & Hwy 7 and are approximately 123,130 square metres.

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. B012/23 on behalf of 6751 & 6701 Highway 7, Vaughan, be **APPROVED**, in accordance with the sketches attached and subject to the following conditions:

#	DEPARTMENT / AGENCY	CONDITION(S) DESCRIPTION
<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.</p> <p><b>Conditions must be fulfilled <u>two years</u> 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</b></p>		
1	Committee of Adjustment <a href="mailto:christine.vigneault@vaughan.ca">christine.vigneault@vaughan.ca</a>	<ol style="list-style-type: none"> <li>1. That the applicant's solicitor confirms the legal description of the severed land.</li> <li>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.</li> <li>3. That the applicant provide an electronic copy of the deposited reference plan to <a href="mailto:cofa@vaughan.ca">cofa@vaughan.ca</a></li> <li>4. Payment of the Certificate Fee as provided on the City of Vaughan's Committee of Adjustment Fee Schedule.</li> <li>5. That the severed parcel be merged on title with the abutting land to the east municipally known as 850 Gibraltar Road and that the applicant's solicitor provides an undertaking in writing that this condition will be fulfilled (please obtain standard undertaking form from Committee of Adjustment staff). Please note that Subsection 50 (3) or (5) of the Planning Act, R.S.O., 1990, as amended, applies to any subsequent conveyance of or transaction involving the parcel of land that is subject of this consent.</li> </ol>



#	DEPARTMENT / AGENCY	CONDITION(S) DESCRIPTION
2	Development Engineering <a href="mailto:Rex.bondad@vaughan.ca">Rex.bondad@vaughan.ca</a>	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 in order to clear this condition.
3	Development Finance <a href="mailto:nelson.pereira@vaughan.ca">nelson.pereira@vaughan.ca</a>	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).

**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.

**PUBLIC WRITTEN & ORAL SUBMISSIONS**

Public correspondence considered by the Committee of Adjustment in the making of this decision.

**WRITTEN SUBMISSIONS:**

Name	Address	Date Received (mm/dd/yyyy)	Summary
None			

**ORAL SUBMISSIONS:**

Name	Address	Submission (Hearing) Date (mm/dd/yyyy)	Summary
None			


In accordance with Procedural By-law 069-2019, public written submissions on an Application shall only be received by the Secretary Treasurer until **noon** on the last business day prior to the day of the scheduled Meeting.

**WRITTEN SUBMISSIONS RECEIVED PAST DEADLINE:**

Name	Address	Date Received (mm/dd/yyyy)	Summary
None			

**ALL MEMBERS PRESENT WHO CONCUR IN THIS DECISION:**

<i>J. Kalpin</i>	<i>A. Perrella</i>	<i>M. Milunsky</i>
J. Kalpin Member	A. Perrella Chair	M. Milunsky Member
<i>S. Kerwin</i>		<i>B. Bell</i>
S. Kerwin Vice Chair		B. Bell Member

<b>DATE OF HEARING:</b>	<b>August 31, 2023</b>
<b>DATE OF NOTICE:</b>	<b>September 7, 2023</b>
<b>LAST DAY FOR *APPEAL:</b> *Please note that appeals must be received by this office no later than 4:30 p.m. on the last day of appeal.	<b>September 27, 2023</b> 4:30 p.m.
<b>LAST DAY FOR FULFILLING CONDITIONS:</b>	<b>September 7, 2025</b> 4:30 p.m.
<b>CERTIFICATION:</b> 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 Manager Development Services & Secretary-Treasurer Committee of Adjustment	

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

The applicant, the Minister, a **specified person** or any public body may, not later than 20 days after the giving of notice under subsection (17) is completed, appeal the decision or any condition imposed by the council or the Minister or appeal both the decision and any condition to the Tribunal by filing with the clerk of the municipality or the Minister a notice of appeal setting out the reasons for the appeal, accompanied by the fee charged by the Tribunal.

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.

Please email and courier all appeals and prescribed fees to:

Office of the City Clerk - Committee of Adjustment  
 2141 Major Mackenzie Drive  
 Vaughan Ontario, L6A 1T1  
[cofa@vaughan.ca](mailto:cofa@vaughan.ca)

If you have questions regarding the appeal process, please email [cofa@vaughan.ca](mailto:cofa@vaughan.ca)

**Appeal Fees & Forms**

**ONTARIO LAND TRIBUNAL (OLT):** The OLT appeal fee is \$400 plus \$25 for each additional consent/variance appeal filed by the same appellant against connected applications. The OLT Appeal Fee must be paid by certified cheque or money order payable to the "Minister of Finance". OLT appeals must be filed with the Secretary Treasurer, City of Vaughan.

**City of Vaughan OLT Processing Fee:** [See Fee Schedule](#)

\*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. Some conditions may require two to three months to process therefore it is important that the applicant initiate consultation at least 3 months prior to the lapsing date.

**Lapsing of the Consent:** If conditions have been imposed and the applicant has not, within a period of two years after notice was given under subsection (17) or (24) of the Planning Act, whichever is later, fulfilled the conditions, the application for consent shall be deemed to be refused but, if there is an appeal under subsection (14), (19) or (27), the application for consent shall not be deemed to be refused for failure to fulfil the conditions until the expiry of two years from the date of the order of the Tribunal issued in respect of the appeal or from the date of a notice issued by the Tribunal under subsection (29) or (33).

**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.

**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

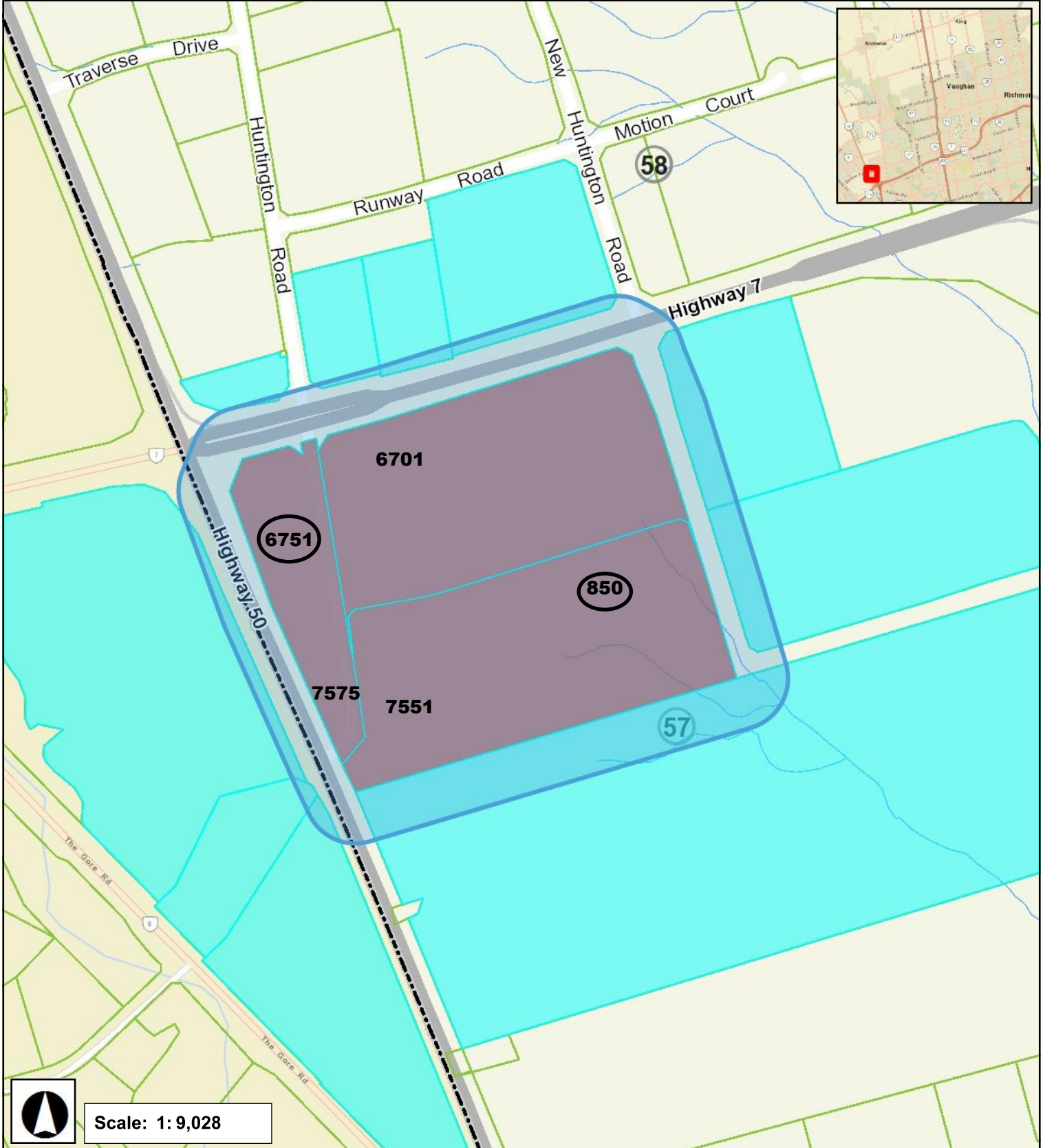
That the payment of Special Area Development charge, if required, is payable to the City of Vaughan before issuance of a building permit in accordance with the Development Charges Act and The City's Development Charge By-law in effect at the time of Building permit issuance to the satisfaction of the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

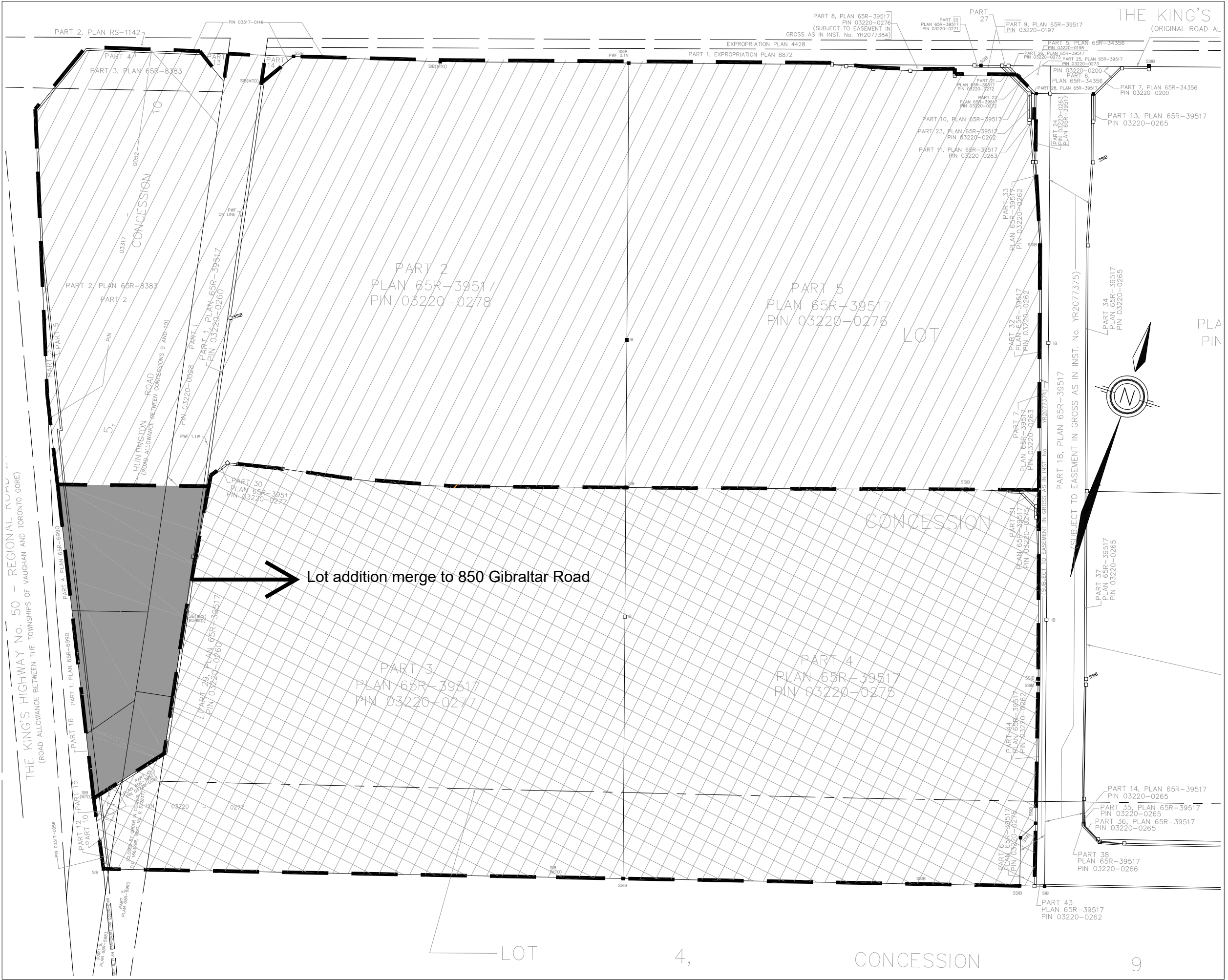
**For further information please contact [cofa@vaughan.ca](mailto:cofa@vaughan.ca)**



# LOCATION MAP - B012/23 B013/23

850 GIBRALTAR RD & 6751 HWY 7, VAUGHAN





# CONSENT SKETCH 1

- SEVERED LANDS**  
 AREA: 0.930
- RETAINED LANDS**  
 AREA: 12.313
- BENEFITING LANDS**  
 AREA: 10.100

THE KING'S HIGHWAY No. 50 - REGIONAL ROAD (ROAD ALLOWANCE BETWEEN THE TOWNSHIPS OF VAUGHAN AND TORONTO CORE)

Lot addition merge to 850 Gibraltar Road

**PROJECT No. P-3421**  
 JUNE 16, 2023  
 SCALE: NTS

**64 JARDIN DRIVE - UNIT 1B, CONCORD ONTARIO L4K 3P3**  
 TEL: (905) 669-4055 FAX: (905) 669-0097 design@klmplanning.com  
*Planning • Design • Development*

**NOTICE OF DECISION**  
**Consent Application B017/21**  
 Section 53 of the Planning Act, R.S.O, 1990, c.P.13

<b>DATE OF HEARING:</b>	Thursday, January 20, 2022
<b>APPLICANT:</b>	Livwest North Inc.
<b>AGENT:</b>	Robert Lavecchia - KLM Planning Partners Inc.
<b>PROPERTY:</b>	<b>6701 Highway 7 et al. See Schedule A for Location Map. Property is located at the southeast corner of Highway #7 and Huntington Road, Woodbridge.</b>
<b>ZONING DESIGNATION:</b>	The subject lands are zoned A, Agricultural and EM1, Prestige Employment Zone and subject to the provisions of Exception 9(1501) under By-law 1-88 as amended.
<b>VAUGHAN OFFICIAL PLAN (2010) DESIGNATION:</b>	Vaughan Official Plan 2010 ("VOP 2010"): "Employment Commercial Mixed-Use" with a maximum permitted height of 10-storeys and floor space index ('FSI') of 3 times the area of the lot, "General Employment", "Prestige Employment", and "Natural Areas", subject to Area Specific Plan 12.12: Huntington Business Park.
<b>RELATED DEVELOPMENT APPLICATIONS:</b>	A191/21, A192/21, DA.18.069
<b>PURPOSE OF APPLICATION:</b>	Consent is being requested to sever a parcel of land for employment purposes approximately 101,250.00 square metres. The retained parcel is approximately 98,960.00 square metres.  The severed lands are currently vacant and the existing house and barn on the retained lands is to remain.

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. B017/21 on behalf of Livwest North Inc., be **APPROVED**, in accordance with the sketches attached and subject to the following conditions:

#	DEPARTMENT / AGENCY	CONDITION(S) DESCRIPTION
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.  <b>Conditions must be fulfilled <u>two years</u> 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</b>		
1	Committee of Adjustment <a href="mailto:christine.vigneault@vaughan.ca">christine.vigneault@vaughan.ca</a>	<ol style="list-style-type: none"> <li>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.</li> <li>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.</li> <li>3. That Minor Variance Application A192/21 is approved at the same time as the Consent application and</li> </ol>

#	DEPARTMENT / AGENCY	CONDITION(S) DESCRIPTION
		<p>becomes final and binding.</p> <p>4. Payment of the Certificate Fee as provided on the City of Vaughan's Committee of Adjustment Fee Schedule.</p> <p>5. That the applicant obtain a municipal address from the GIS Mapping Section of the Development Planning Department and that confirmation of address creation be provided to the Secretary Treasurer.</p>
2	Building Standards, Zoning Section <a href="mailto:gregory.seganfreddo@vaughan.ca">gregory.seganfreddo@vaughan.ca</a>	That minor variance A192/21 is approved and becomes final and binding.
3	Development Planning <a href="mailto:michael.torres@vaughan.ca">michael.torres@vaughan.ca</a>	<p>1. That Minor Variance Applications A191/21 and A192/21 be approved, and the decisions be Final and Binding.</p> <p>2. The Owner shall obtain Council Approval to delist the subject lands that are subject to the <i>Ontario Heritage Act</i>.</p>
4	Development Engineering <a href="mailto:farzana.khan@vaughan.ca">farzana.khan@vaughan.ca</a>	The Owner/applicant shall arrange to prepare and register a reference plan at their expense for the conveyance of the subject lands and showing all existing and proposed easements to the satisfaction of DE. The Owner/applicant shall submit a draft reference plan to the Development Engineering Department for review prior to deposit. DE shall be in receipt of the deposited reference plan prior to clearance of said condition.
5	Real Estate <a href="mailto:ashley.ben-lolo@vaughan.ca">ashley.ben-lolo@vaughan.ca</a>	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.
6	Development Finance <a href="mailto:nelson.pereira@vaughan.ca">nelson.pereira@vaughan.ca</a>	<p>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).</p> <p>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).</p>
7	Region of York <a href="mailto:gabrielle.hurst@york.ca">gabrielle.hurst@york.ca</a>	<p>1. The Owner understands and agrees that the Region will not permit any direct vehicular access to Parts 2, 5 and 12 (65R-39517) to Hwy 7 as it relates to the proposed retained and severed parcels. Vehicular access must be obtained from the extension of New Huntington Road and the internal road network.</p> <p>2. The Owner shall convey/dedicate the following parts identified on 65R-39517, dated July 30, 2021, prepared by Schaeffer Dzaldov Bennett to York Region:</p> <p>a) Parts 9,10, 20 &amp; 27 dedicated as public right of way</p> <p>b) Parts 25 &amp; 26 conveyed and dedicated as public right of way</p> <p>c) Parts 21 &amp; 22 conveyed and dedicated as 0.3m reserve</p> <p>3. The Owner shall provide lands for a 10m x 10m daylight triangle at the southeast corner of Highway 50 and Huntington Road.</p> <p>4. The Owner shall arrange for the preparation, review and deposit on title of a 65R reference plan, describing the lands identified in Condition 3.</p> <p>5. The Owner shall convey the lands identified in the R Plans, pursuant to Conditions 2 &amp; 3, to the Region, free of all costs and encumbrances, to the satisfaction of the Regional solicitor.</p>

#	DEPARTMENT / AGENCY	CONDITION(S) DESCRIPTION
		<p>6. 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 pursuant to Conditions 2 and 3 to the Region.</p> <p>7. The Region requires the Owner submit a Phase One Environmental Site Assessment ("ESA") in general accordance with the requirements of the <i>Environmental Protection Act</i> 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 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>8. 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>9. This application is subject to York Region's development applications processing fees as identified in By-law No. 2010-15. The review fee for Consent to Sever is \$1,000. The Review and approval of the Environmental Site Assessment Report fee is \$1,700. All payments shall be in the form of a cheque and made payable to "The Regional Municipality of York" and forwarded to the,</p>



#	DEPARTMENT / AGENCY	CONDITION(S) DESCRIPTION
		<p>Planning and Economic Development Branch. Development application fees are subject to annual adjustments and increases. Any unpaid fees, regardless of the year the application is submitted, will be subject to current fee requirements.</p> <p>10. Prior to final approval, the Planning and Economic Development Branch shall certify that Conditions 1-9 have been met to its satisfaction.</p> <p>With respect to the conditions above, we request a copy of the Notice of Decision when it becomes available.</p> <p>Please be advised the following will apply to any future applications for the site.</p> <p>The property is partially within a Highly Vulnerable Aquifer, should the proposed major development include bulk fuel (≥ 2500L) or bulk chemicals (≥ 500L) within the HVA, a Contaminant Management Plan (CMP) will be required prior to future Site Plan approval, for Water Resources review and approval. If a CMP is not required, a letter prepared by a qualified professional will be required in its place stating that the above noted activities will not be occurring.</p> <p>Please note the property is also within the boundary of the Area of Concern for groundwater due to known high water table conditions and confined artesian aquifer conditions, which could have geotechnical implications with respect to construction activities including, but not limited to, dewatering (short-term or long-term), foundation construction, and building stability.</p> <p>Water Resources recommends that any geotechnical and hydrogeological investigations undertaken by the owner take into account the fact that groundwater levels may currently be artificially depressed at the site due to third party permanent dewatering systems in the area. Because new development should not rely on the influence of nearby third party dewatering systems in its geotechnical and hydrogeological studies, any assessment for the subject site must account for third party dewatering systems in the surrounding area. It is recommended that the Owner arrange for a pre-consultation meeting with the applicable regulatory agencies, including the Ministry of Environment, Conservation and Parks (MECP) to assist in this process. Also, please note that the Environmental Monitoring and Enforcement group of the Environmental Services department should be contacted at <a href="mailto:sewerusebylaw@york.ca">sewerusebylaw@york.ca</a> for a dewatering permit, if required.</p>

**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.

**PUBLIC WRITTEN & ORAL SUBMISSIONS**

Public correspondence considered by the Committee of Adjustment in the making of this decision.

**WRITTEN SUBMISSIONS:**

Name	Address	Date Received (mm/dd/yyyy)	Summary
None.			

**ORAL SUBMISSIONS:**

Name	Address	Submission (Hearing) Date (mm/dd/yyyy)	Summary
None			


In accordance with Procedural By-law 069-2019, public written submissions on an Application shall only be received by the Secretary Treasurer until **noon** on the last business day prior to the day of the scheduled Meeting.

**WRITTEN SUBMISSIONS RECEIVED PAST DEADLINE:**

Name	Address	Date Received (mm/dd/yyyy)	Summary
None			

**ALL MEMBERS PRESENT WHO CONCUR IN THIS DECISION:**

<i>H. Zheng</i>	<i>A. Perrella</i>	<i>R. Buckler</i>
H. Zheng Member	A. Perrella Chair	R. Buckler Member
<i>S. Kerwin</i>		<i>A. Antinucci</i>
S. Kerwin Vice Chair		A. Antinucci Member

<b>DATE OF HEARING:</b>	<b>Thursday, January 20, 2022</b>
<b>DATE OF NOTICE:</b>	<b>January 27, 2022</b>
<b>LAST DAY FOR *APPEAL:</b> *Please note that appeals must be received by this office no later than 4:30 p.m. on the last day of appeal.	<b>February 16, 2022</b> 4:30 p.m.
<b>LAST DAY FOR FULFILLING CONDITIONS:</b>	<b>January 27, 2024</b> 4:30 p.m.
<b>CERTIFICATION:</b> 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.   <hr/> Christine Vigneault Manager Development Services & Secretary-Treasurer Committee of Adjustment	

**Appealing to The Ontario Land 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 Ontario Land Tribunal (OLT) against the decision of the Committee by filing with the Secretary-Treasurer of the Committee a notice of appeal setting out the objection to the decision and the reasons in support of the objection accompanied by payment to the Secretary-Treasurer of the fee prescribed by the Tribunal under the *Ontario Land 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.

**PLEASE NOTE:** As a result of COVID-19, Vaughan City Hall and all other City facilities are closed to the public at this time. **Please notify the Secretary Treasurer by email at [cofa@vaughan.ca](mailto:cofa@vaughan.ca)** that you will be filing an appeal and mail or courier appeals and prescribed fees to:

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

If you have questions regarding the appeal process, please email [cofa@vaughan.ca](mailto:cofa@vaughan.ca)

**Appeal Fees & Forms**

**ONTARIO LAND TRIBUNAL (OLT):** The OLT appeal fee is \$400 plus \$25 for each additional consent/variance appeal filed by the same appellant against connected applications. The OLT Appeal Fee must be paid by certified cheque or money order payable to the “Minister of Finance”. OLT appeals must be filed with the Secretary Treasurer, City of Vaughan.

**City of Vaughan OLT Processing Fee:** \$892.00 per application (2022 rate)

\*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. Some conditions may require two to three months to process therefore it is important that the applicant initiate consultation at least 3 months prior to the lapsing date.

**Lapsing of the Consent:** If conditions have been imposed and the applicant has not, within a period of two years after notice was given under subsection (17) or (24) of the Planning Act, whichever is later, fulfilled the conditions, the application for consent shall be deemed to be refused but, if there is an appeal under subsection (14), (19) or (27), the application for consent shall not be deemed to be refused for failure to fulfil the conditions until the expiry of two years from the date of the order of the Tribunal issued in respect of the appeal or from the date of a notice issued by the Tribunal under subsection (29) or (33).

**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.

**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.

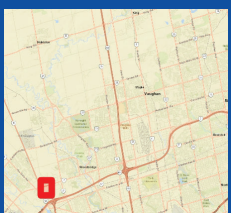
That the payment of the Education Development Charge if required, is payable to the City of Vaughan before issuance of a building permit in accordance with the Development Charges Act and the Boards of Education By-laws in effect at the time of payment

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 [cofa@vaughan.ca](mailto:cofa@vaughan.ca)**



**Map Information:**



**Title:**  
 6701 HIGHWAY 7, 7551 HUNTINGTON ROAD  
 et al, WOODBRIDGE

**NOTIFICATION MAP - B017/21, B018/21, A191/21, A192/21 & A193/21**

**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:** 1:6,102  
 0 0.10 km



**Created By:**  
 Infrastructure Delivery  
 Department  
 November 20, 2020 4:28 PM

**Projection:**  
 NAD 83  
 UTM Zone  
 17N



**NOTICE OF DECISION**  
**Consent Application B018/21**  
 Section 53 of the Planning Act, R.S.O, 1990, c.P.13

<b>DATE OF HEARING:</b>	Thursday, January 20, 2022
<b>APPLICANT:</b>	1406979 Ontario Limited.
<b>AGENT:</b>	Robert Lavecchia - KLM Planning Partners Inc.
<b>PROPERTY:</b>	<b>Property is located south of Highway #7 and west of Highway #427, in Woodbridge (no municipal address). See Schedule A for Location Map details.</b>
<b>ZONING DESIGNATION:</b>	The subject lands are zoned Agricultural and EM1, Prestige Employment Area Zone, and subject to the provisions of Exception 9(1501) under By-law 1-88 as amended
<b>VAUGHAN OFFICIAL PLAN (2010) DESIGNATION:</b>	Vaughan Official Plan 2010 ("VOP 2010"): "Employment Commercial Mixed-Use" with a maximum permitted height of 10-storeys and floor space index ('FSI') of 3 times the area of the lot, "General Employment", and "Natural Areas", subject to Area Specific Plan 12.12: Huntington Business Park.
<b>RELATED DEVELOPMENT APPLICATIONS:</b>	A193/21, DA.18.069
<b>PURPOSE OF APPLICATION:</b>	Consent is being requested to sever a parcel of land for employment purposes approximately 79,670.00 square metres. The retained parcel is approximately 40,870.00 square metres. Both the severed and retained land are vacant.

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. B018/21 on behalf of 1406979 Ontario Limited, be **APPROVED**, in accordance with the sketches attached and subject to the following conditions:

#	DEPARTMENT / AGENCY	CONDITION(S) DESCRIPTION
<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.</p> <p><b>Conditions must be fulfilled <u>two years</u> 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</b></p>		
1	Committee of Adjustment <a href="mailto:christine.vigneault@vaughan.ca">christine.vigneault@vaughan.ca</a>	<ol style="list-style-type: none"> <li>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.</li> <li>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.</li> <li>That Minor Variance Application A193/21 is approved at the same time as the Consent application and becomes final and binding.</li> <li>Payment of the Certificate Fee as provided on the</li> </ol>

#	DEPARTMENT / AGENCY	CONDITION(S) DESCRIPTION
		<p>City of Vaughan's Committee of Adjustment Fee Schedule.</p> <p>5. That the applicant obtain a municipal address from the GIS Mapping Section of the Development Planning Department and that confirmation of address creation be provided to the Secretary Treasurer.</p>
2	Building Standards, Zoning Section <a href="mailto:gregory.seganfreddo@vaughan.ca">gregory.seganfreddo@vaughan.ca</a>	That minor variance A193/21 is approved and becomes final and binding.
3	Development Planning <a href="mailto:michael.torres@vaughan.ca">michael.torres@vaughan.ca</a>	That Minor Variance Applications A193/21 be approved, and the decisions be Final and Binding.
4	Development Engineering <a href="mailto:farzana.khan@vaughan.ca">farzana.khan@vaughan.ca</a>	The Owner/applicant shall arrange to prepare and register a reference plan at their expense for the conveyance of the subject lands and showing all existing and proposed easements to the satisfaction of DE. The Owner/applicant shall submit a draft reference plan to the Development Engineering Department for review prior to deposit. DE shall be in receipt of the deposited reference plan prior to clearance of said condition.
	Real Estate <a href="mailto:ashley.ben-lolo@vaughan.ca">ashley.ben-lolo@vaughan.ca</a>	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.
5	Development Finance <a href="mailto:nelson.pereira@vaughan.ca">nelson.pereira@vaughan.ca</a>	<ol style="list-style-type: none"> <li>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).</li> <li>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).</li> </ol>
6	York Region - Planning <a href="mailto:gabrielle.hurst@york.ca">gabrielle.hurst@york.ca</a>	<ol style="list-style-type: none"> <li>The Owner understands and agrees that the Region will not permit any direct vehicular access to Parts 2, 5 and 12 (65R-39517) to Hwy 7 as it relates to the proposed retained and severed parcels. Vehicular access must be obtained from the extension of New Huntington Road and the internal road network.</li> <li>The Owner shall convey/dedicate the following parts identified on 65R-39517, dated July 30, 2021, prepared by Schaeffer Dzaldov Bennett to York Region: <ol style="list-style-type: none"> <li>Parts 9,10, 20 &amp; 27 dedicated as public right of way</li> <li>Parts 25 &amp; 26 conveyed and dedicated as public right of way</li> <li>Parts 21 &amp; 22 conveyed and dedicated as 0.3m reserve</li> </ol> </li> <li>The Owner shall provide lands for a 10m x 10m daylight triangle at the southeast corner of Highway 50 and Huntington Road.</li> <li>The Owner shall arrange for the preparation, review and deposit on title of a 65R reference plan, describing the lands identified in Condition 3.</li> <li>The Owner shall convey the lands identified in the R Plans, pursuant to Conditions 2 &amp; 3, to the Region, free of all costs and encumbrances, to the</li> </ol>



#	DEPARTMENT / AGENCY	CONDITION(S) DESCRIPTION
		<p>satisfaction of the Regional solicitor.</p> <p>6. 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 pursuant to Conditions 2 and 3 to the Region.</p> <p>7. The Region requires the Owner submit a Phase One Environmental Site Assessment ("ESA") in general accordance with the requirements of the <i>Environmental Protection Act</i> 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 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>8. 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>9. This application is subject to York Region's development applications processing fees as identified in By-law No. 2010-15. The review fee for Consent to Sever is \$1,000. The Review and approval of the Environmental Site Assessment Report fee is \$1,700. All payments shall be in the</p>

#	DEPARTMENT / AGENCY	CONDITION(S) DESCRIPTION
		<p>form of a cheque and made payable to “The Regional Municipality of York” and forwarded to the, Planning and Economic Development Branch. Development application fees are subject to annual adjustments and increases. Any unpaid fees, regardless of the year the application is submitted, will be subject to current fee requirements.</p> <p>10. Prior to final approval, the Planning and Economic Development Branch shall certify that Conditions 1-9 have been met to its satisfaction.</p> <p>With respect to the conditions above, we request a copy of the Notice of Decision when it becomes available.</p> <p>Please be advised the following will apply to any future applications for the site.</p> <p>The property is partially within a Highly Vulnerable Aquifer, should the proposed major development include bulk fuel (≥ 2500L) or bulk chemicals (≥ 500L) within the HVA, a Contaminant Management Plan (CMP) will be required prior to future Site Plan approval, for Water Resources review and approval. If a CMP is not required, a letter prepared by a qualified professional will be required in its place stating that the above noted activities will not be occurring.</p> <p>Please note the property is also within the boundary of the Area of Concern for groundwater due to known high water table conditions and confined artesian aquifer conditions, which could have geotechnical implications with respect to construction activities including, but not limited to, dewatering (short-term or long-term), foundation construction, and building stability.</p> <p>Water Resources recommends that any geotechnical and hydrogeological investigations undertaken by the owner take into account the fact that groundwater levels may currently be artificially depressed at the site due to third party permanent dewatering systems in the area. Because new development should not rely on the influence of nearby third party dewatering systems in its geotechnical and hydrogeological studies, any assessment for the subject site must account for third party dewatering systems in the surrounding area. It is recommended that the Owner arrange for a pre-consultation meeting with the applicable regulatory agencies, including the Ministry of Environment, Conservation and Parks (MECP) to assist in this process. Also, please note that the Environmental Monitoring and Enforcement group of the Environmental Services department should be contacted at <a href="mailto:sewerusebylaw@york.ca">sewerusebylaw@york.ca</a> for a dewatering permit, if required.</p>

**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.

**PUBLIC WRITTEN & ORAL SUBMISSIONS**

Public correspondence considered by the Committee of Adjustment in the making of this decision.

**WRITTEN SUBMISSIONS:**

<b>Name</b>	<b>Address</b>	<b>Date Received (mm/dd/yyyy)</b>	<b>Summary</b>
None.			

**ORAL SUBMISSIONS:**

<b>Name</b>	<b>Address</b>	<b>Submission (Hearing) Date (mm/dd/yyyy)</b>	<b>Summary</b>
None			


In accordance with Procedural By-law 069-2019, public written submissions on an Application shall only be received by the Secretary Treasurer until **noon** on the last business day prior to the day of the scheduled Meeting.

**WRITTEN SUBMISSIONS RECEIVED PAST DEADLINE:**

<b>Name</b>	<b>Address</b>	<b>Date Received (mm/dd/yyyy)</b>	<b>Summary</b>
None			

**ALL MEMBERS PRESENT WHO CONCUR IN THIS DECISION:**

<i>H. Zheng</i>	<i>A. Perrella</i>	<i>R. Buckler</i>
H. Zheng Member	A. Perrella Chair	R. Buckler Member
<i>S. Kerwin</i>		<i>A. Antinucci</i>
S. Kerwin Vice Chair		A. Antinucci Member

<b>DATE OF HEARING:</b>	<b>Thursday, January 20, 2022</b>
<b>DATE OF NOTICE:</b>	<b>January 27, 2022</b>
<b>LAST DAY FOR *APPEAL:</b> *Please note that appeals must be received by this office no later than 4:30 p.m. on the last day of appeal.	<b>February 16, 2022</b> 4:30 p.m.
<b>LAST DAY FOR FULFILLING CONDITIONS:</b>	<b>January 27, 2024</b> 4:30 p.m.
<b>CERTIFICATION:</b> 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.   <hr/> Christine Vigneault Manager Development Services & Secretary-Treasurer Committee of Adjustment	

**Appealing to The Ontario Land 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 Ontario Land Tribunal (OLT) against the decision of the Committee by filing with the Secretary-Treasurer of the Committee a notice of appeal setting out the objection to the decision and the reasons in support of the objection accompanied by payment to the Secretary-Treasurer of the fee prescribed by the Tribunal under the *Ontario Land 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.

**PLEASE NOTE:** As a result of COVID-19, Vaughan City Hall and all other City facilities are closed to the public at this time. **Please notify the Secretary Treasurer by email at [cofa@vaughan.ca](mailto:cofa@vaughan.ca)** that you will be filing an appeal and mail or courier appeals and prescribed fees to:

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

If you have questions regarding the appeal process, please email [cofa@vaughan.ca](mailto:cofa@vaughan.ca)

**Appeal Fees & Forms**

**ONTARIO LAND TRIBUNAL (OLT):** The OLT appeal fee is \$400 plus \$25 for each additional consent/variance appeal filed by the same appellant against connected applications. The OLT Appeal Fee must be paid by certified cheque or money order payable to the "Minister of Finance". OLT appeals must be filed with the Secretary Treasurer, City of Vaughan.

**City of Vaughan OLT Processing Fee:** \$892.00 per application (2022 rate)

\*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. Some conditions may require two to three months to process therefore it is important that the applicant initiate consultation at least 3 months prior to the lapsing date.

**Lapsing of the Consent:** If conditions have been imposed and the applicant has not, within a period of two years after notice was given under subsection (17) or (24) of the Planning Act, whichever is later, fulfilled the conditions, the application for consent shall be deemed to be refused but, if there is an appeal under subsection (14), (19) or (27), the application for consent shall not be deemed to be refused for failure to fulfil the conditions until the expiry of two years from the date of the order of the Tribunal issued in respect of the appeal or from the date of a notice issued by the Tribunal under subsection (29) or (33).

**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.

**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.

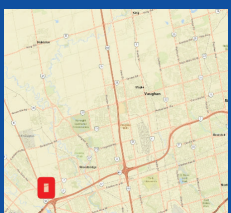
That the payment of the Education Development Charge if required, is payable to the City of Vaughan before issuance of a building permit in accordance with the Development Charges Act and the Boards of Education By-laws in effect at the time of payment

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 [cofa@vaughan.ca](mailto:cofa@vaughan.ca)**



**Map Information:**



**Title:**  
 6701 HIGHWAY 7, 7551 HUNTINGTON ROAD  
 et al, WOODBRIDGE

**NOTIFICATION MAP - B017/21, B018/21, A191/21, A192/21 & A193/21**

**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:** 1:6,102  
 0 0.10 km

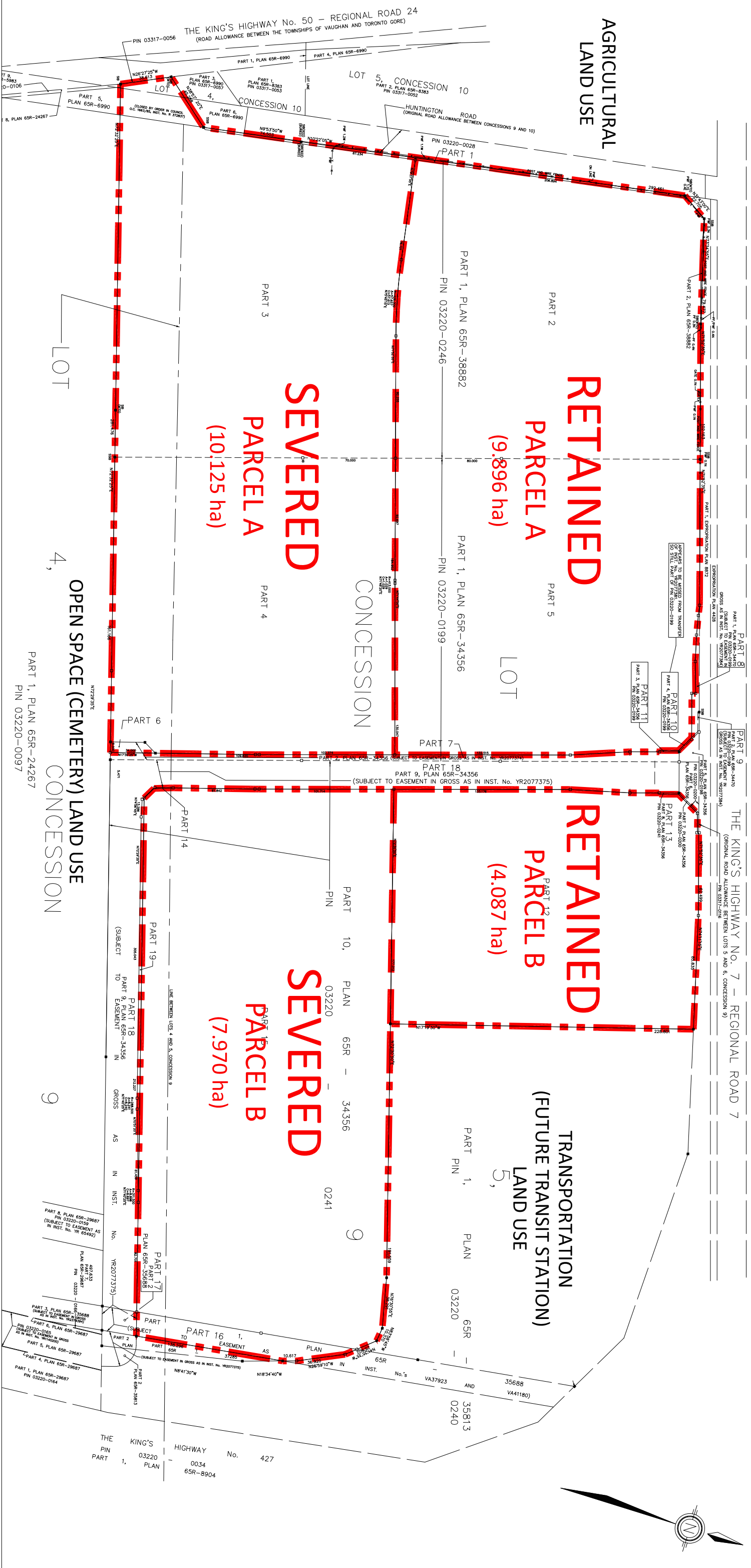


**Created By:**  
 Infrastructure Delivery  
 Department  
 November 20, 2020 4:28 PM

**Projection:**  
 NAD 83  
 UTM Zone  
 17N

COMMERCIAL LAND USE

AGRICULTURAL  
LAND USE



# CONSENT SKETCH

LOT 4,  
OPEN SPACE (CEMETERY) LAND USE  
CONCESSION

PART 1, PLAN 65R-24267  
PIN 03220-0097

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PLANNING PARTNERS INC.

PROJECT No. P-2197  
June 23, 2021  
SCALE: NTS

64 JARDIN DRIVE - UNIT 1B, CONCORD ONTARIO L4K 3P3  
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Planning • Design • Development