

**File:** A042/21

**Applicant:** Handojo Linda Adhikusuma

**Address:** 8234 Yonge St Vaughan

**Agent:** Luis Sinn

Please note that comments and written public submissions received after the preparation of this Staff Report (up until noon on the last business day prior to the day of the scheduled hearing date) will be provided as an addendum.

Commenting Department	<input checked="" type="checkbox"/> Positive Comment <input checked="" type="checkbox"/> Negative Comment	Condition(s) <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>
Committee of Adjustment	<input checked="" type="checkbox"/>	
Building Standards	<input checked="" type="checkbox"/>	
Building Inspection		
Development Planning		
Development Engineering	<input checked="" type="checkbox"/>	
Parks, Forestry and Horticulture Operations	<input checked="" type="checkbox"/>	
By-law & Compliance – Animal Services	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/> Condition to be cleared 3 months from date of decision.
Financial Planning & Development	<input checked="" type="checkbox"/>	
Fire Department	<input checked="" type="checkbox"/>	
TRCA		
Ministry of Transportation	<input checked="" type="checkbox"/>	
Region of York	<input checked="" type="checkbox"/>	
Alectra (Formerly PowerStream)	<input checked="" type="checkbox"/>	
Public Correspondence (see Schedule B)	<input checked="" type="checkbox"/>	

Adjournment History: N/A

Background History: A001/16 (see next page for details)

Staff Report Prepared By: Pravina Attwala  
 Hearing Date: Thursday, April 29, 2021

*\*Please note that additional comments may be received after the publication of the Staff Report. These comments will be processed as an addendum (see website for details).*



**Minor Variance Application**

Agenda Item: 18

**A042/21**

Ward: 5

**Staff Report Prepared By: Pravina Attwala, Assistant Secretary Treasurer**

**Date & Time of Live Stream Hearing:** Thursday, April 29, 2021 at 6:00 p.m.

As a result of COVID-19, Vaughan City Hall and all other City facilities are closed to the public at this time.

A live stream of the meeting is available at [Vaughan.ca/LiveCouncil](http://Vaughan.ca/LiveCouncil)

Please submit written comments by mail or email to:

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

To make an electronic deputation at the meeting please contact the Committee of Adjustment at [cofa@vaughan.ca](mailto:cofa@vaughan.ca) or 905-832-8504. Ext. 8332

Written comments or requests to make a deputation must be received by noon on the last business day before the meeting.

**Applicant:** Handojo Linda Adhikusuma

**Agent:** Luis Sinn

**Property:** **8234 Yonge St Vaughan**

**Zoning:** The subject lands are zoned C1, Restricted Commercial Zone and subject to the provisions of Exception 9(1184) under By-law 1-88 as amended

**OP Designation:** In-effect Official Plan #210: “General Commercial Area” and Vaughan Official Plan 2010, Volume 2, Yonge Steeles Corridor Secondary Plan (“YSCSP”): “Mid-Rise Mixed Use” with a maximum building height of 8-storeys and a Floor Space Index (“FSI”) of 1.5 times the area of the lot.

**Related Files:** None

**Purpose:** Relief from By-law 1-88, as amended is being requested to permit a Pet Grooming Establishment, Kennel (including daily animal sitting and overnight boarding of animals) and Veterinary Clinic.

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

<b>By-law Requirement</b>	<b>Proposal</b>
1. The proposed uses are not permitted within a C1, Restricted Commercial Zone.	1. The uses proposed within the unit are: a Pet Grooming Establishment, a Kennel – (including daily animal sitting and overnight boarding of animals), and a Veterinary Clinic.
2. Any uses shall be conducted wholly within a wholly enclosed building. [5.1.4 c), 5.2]	2. An outdoor fenced area accessory to the unit containing the uses is proposed.
3. Where a Commercial Zone abuts the boundary of lands zoned Residential, a strip of land not less than 2.4 metres in width and inside the Commercial Zone and abutting its boundary shall be used for no purpose other than landscaping	3. The proposed strip of land provided as landscaping abutting the boundary of land zoned Residential (rear lot line) is 1.5 metres wide.

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

Application No.:	Description:	Status of Approval: Approved/Refused/Withdrawn/ OMB/Concurrent
A001/16	Permit veterinary clinic, animal adoption & pet grooming establishment within a single unit with overnight boarding of animals; permit outdoor fenced area (uncovered and fully enclosed) accessory to a veterinary clinic, animal adoption & pet grooming establishment.	Approved January 14, 2016

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

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

**Adjournment History: N/A****Staff & Agency Comments**

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

**Committee of Adjustment:**

Public notice was mailed on April 14, 2021

Applicant confirmed posting of signage on April 12, 2021

Property Information	
Existing Structures	Year Constructed
Building	Approx. 1960's; Fence approx. 2001 (Purchased January 2005)

Applicant has advised that they cannot comply with By-law for the following reason(s): For the needs of the business model and the nature of the existing business (animal care), it would not be feasible to operate fully within the enclosed unit.

Additionally, due to recent changes in the definitions of animal-related services in by-law 053-2017, a use terminology clarification is necessary, to allow continued use of unit and accessory space, as it has been used for the past 20 years.

**Adjournment Request: N/A****Building Standards (Zoning Review):**

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

A Building Permit has not been issued. The Ontario Building Code requires a building permit for structures that exceed 10m<sup>2</sup>.

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

**Building Inspections (Septic):**

No response

**Development Planning:**

Official Plan: Vaughan Official Plan 2010 ('VOP 2010'): "Low-Rise Residential"

Application under review.

**Development Engineering:**

The Development Engineering (DE) Department does not object to variance application A042/21.

**Parks Development - Forestry:**

No comments or concerns.

**By-Law and Compliance, Licensing and Permit Services (BCLPS):**

Adhere to all City Bylaws, including Animal Control and Licensing.

Application for issuance of relevant business licenses for activities to be conducted on subject location to be obtained within 3 months.

**BCLPS - Animal Services:**

There exists an active investigation for the above-noted address/business operation for operating without a City of Vaughan business license.

In light of the above, By-law & Compliance, Licensing & Permit Services recommends the following conditions of approval be imposed by the Committee:

1. That the applicant apply for and obtain all relevant business licenses for activities to be conducted at the subject location to the satisfaction of the Manager of Animal Services within three months from the date of the Committees decision. In the event that all relevant business licenses have not been obtained within the prescribed time, this condition will not be satisfied, and the approval will be deemed to have lapsed; and
2. That the applicant provide a signed affidavit to the satisfaction of the Manager of Animal Services acknowledging that they understand and agree to adhere to all related COV by-laws, including Animal Control and Licensing.

**Development Finance:**

No comment no concerns

**Fire Department:**

No comment no concerns

**Schedule A – Plans & Sketches****Schedule B – Public Correspondence**

Public Correspondence (Mary Jane Klausz)  
 Public Correspondence (95 Thornbury Circle)  
 Public Correspondence (16 Troyer Court)  
 Public Correspondence (76 Savoy Crescent)  
 Public Correspondence (36 Parr Place)  
 Public Correspondence (Lisa MacNabb)  
 Public Correspondence (46 Melva Crescent)  
 Public Correspondence (36 Kingsbridge Circle)  
 Public Correspondence (Helen Finkelstein)  
 Public Correspondence (24 Innisbrook Crescent)  
 Public Correspondence (6 Lombardy Lane)  
 Public Correspondence (6 Lombardy Lane)  
 Public Correspondence (42 Alexis Road)  
 Public Correspondence (Sharon Lee)

**Schedule C - Agency Comments**

Alectra (Formerly PowerStream) – No concerns or objections  
 Region of York – No concerns or objections  
 MTO – Located outside of MTO permit control area

**Schedule D - Previous Approvals (Notice of Decision)**

Minor Variance A001/16

**Staff Recommendations:**

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

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

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

Should the Committee **adjourn** this application the following condition(s) is required: N/A

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	BCLPS - Animal Services Susan Kelly  905-832-8585 x 8952 <a href="mailto:Susan.Kelly@vaughan.ca">Susan.Kelly@vaughan.ca</a>	1. That the applicant apply for and obtain all relevant business licenses for activities to be conducted at the subject location to the satisfaction of the Manager of Animal Services within <b>three months from the date of the Committees decision</b> . In the event that all relevant business licenses have not been obtained within the prescribed time, this condition will not be satisfied, and the approval will be deemed to have lapsed; and  2. That the applicant provide a signed affidavit to the satisfaction of the Manager of Animal Services acknowledging that they understand and agree to adhere to all related COV by-laws, including Animal Control and Licensing.
2	Development Planning Michael Torres  905-832-8585 x 8933 <a href="mailto:Michael.Torres@vaughan.ca">Michael.Torres@vaughan.ca</a>	Application under review

**Conditions**

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

**Please Note:**

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

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

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

**Notice to the Applicant – Development Charges**

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

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

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

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

## Notice to Public

**PLEASE NOTE:** As a result of COVID-19, Vaughan City Hall and all other City facilities are closed to the public at this time.

**PUBLIC CONSULTATION DURING OFFICE CLOSURE:** Any person who supports or opposes this application, but is unable to attend the hearing, may make a written submission, together with reasons for support or opposition. Written submissions on an Application shall only be received until **noon** on the last business day **prior** to the day of the scheduled hearing. Written submissions can be mailed and/or emailed to:

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

**ELECTRONIC PARTICIPATION:** During the COVID-19 emergency, residents can view a live stream of the meeting [Vaughan.ca/LiveCouncil](http://Vaughan.ca/LiveCouncil). To make an electronic deputation, residents must complete and submit a [Public Deputation Form](#) no later than **noon** on the last business prior to the scheduled hearing. To obtain a Public Deputation Form please contact our office or visit [www.vaughan.ca](http://www.vaughan.ca)

Presentations to the Committee are generally limited to 5 minutes in length. Please note that Committee of Adjustment meetings may be audio/video recorded. Your name, address comments and any other personal information will form part of the public record pertaining to this application.

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

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

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

T 905 832 8585 Extension 8002  
E [CofA@vaughan.ca](mailto:CofA@vaughan.ca)

## **Schedule A: Plans & Sketches**

Please note that the correspondence listed in Schedule A is not comprehensive. Plans & sketches received after the preparation of this staff report will be provided as an addendum.

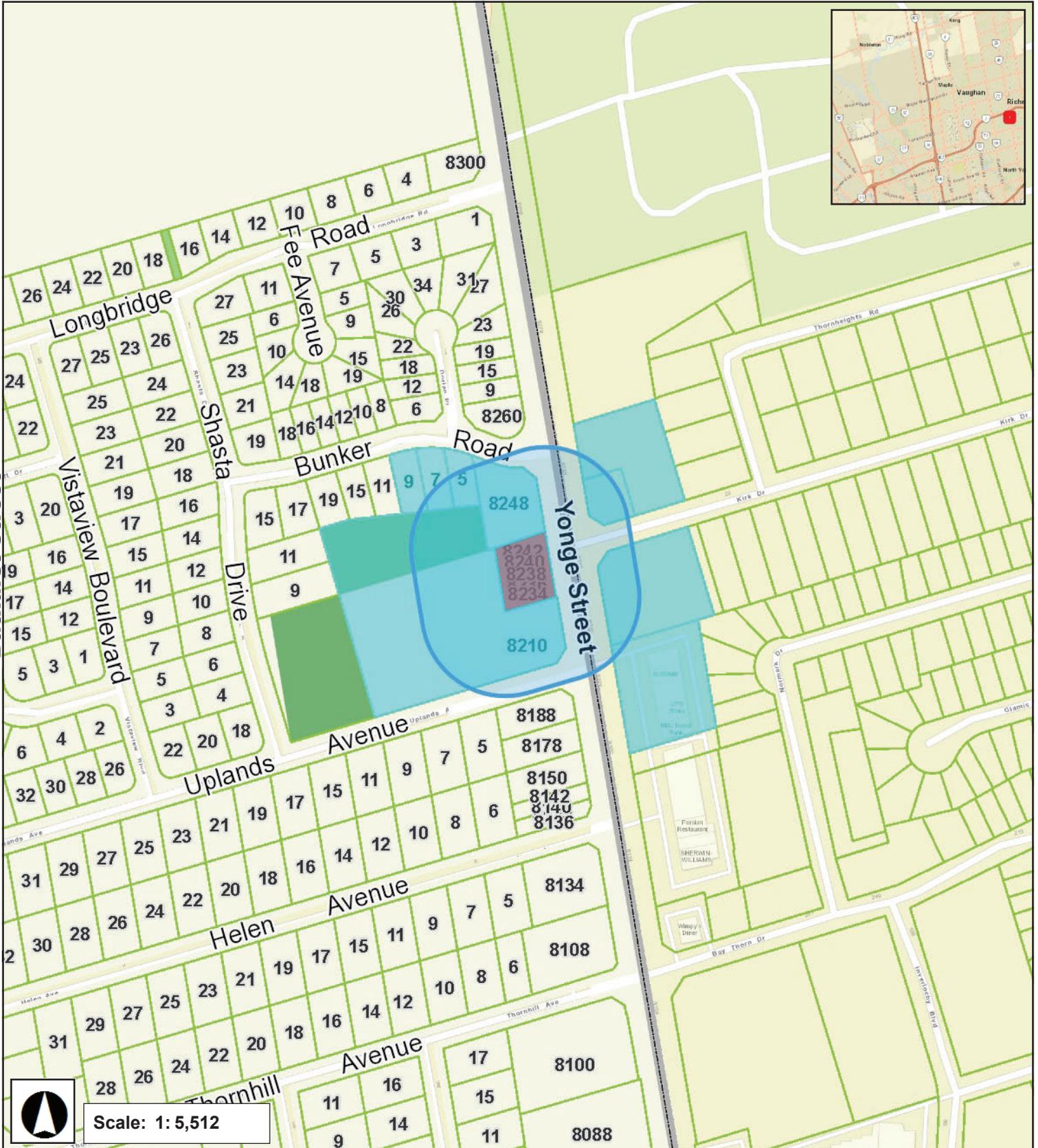
**Location Map  
Plans & Sketches**



# LOCATION MAP - A042/21

8234 YONGE STREET, THORNHILL

**Highway 7**

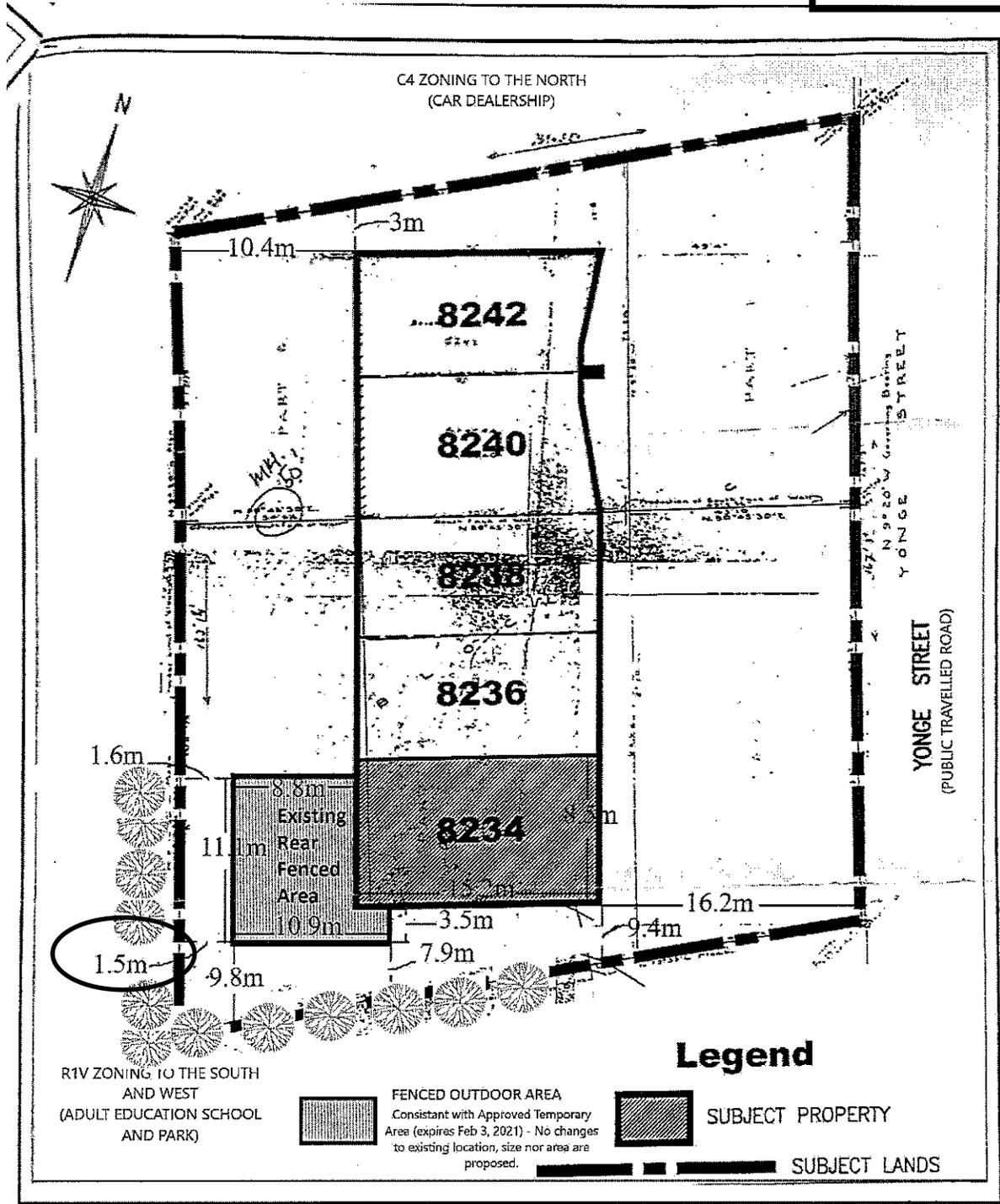


**Proposed use within unit: Pet Grooming Establishment, Kennel (including daily animal sitting & overnight boarding of animals) & Veterinary Clinic**

**An outdoor fenced area accessory to the unit containing the uses is proposed**

**Proposed strip of land provided as landscaping abutting the boundary of land zoned residential (rear lot line) is 1.5m wide**

**A042/21**



## **Schedule B: Public Correspondence Received**

Please note that the correspondence listed in Schedule B is not comprehensive. Written submissions received after the preparation of this staff report will be provided as an addendum.

- Public Correspondence (Mary Jane Klausz)**
- Public Correspondence (95 Thornbury Circle)**
- Public Correspondence (16 Troyer Court)**
- Public Correspondence (76 Savoy Crescent)**
- Public Correspondence (36 Parr Place)**
- Public Correspondence (Lisa MacNabb)**
- Public Correspondence (46 Melva Crescent)**
- Public Correspondence (36 Kingsbridge Circle)**
- Public Correspondence (Helen Finkelstein)**
- Public Correspondence (24 Innisbrook Crescent)**
- Public Correspondence (6 Lombardy Lane)**
- Public Correspondence (6 Lombardy Lane)**
- Public Correspondence (42 Alexis Road)**
- Public Correspondence (Sharon Lee)**

Mary Jane Klausz  
76 Savoy Crescent  
Thornhill, Ontario  
L4J 7W3

Thursday February 4, 2021

Committee of Adjustment  
Attn: Secretary-Treasurer  
City of Vaughan  
2141 Major Mackenzie Drive  
Vaughan, Ontario  
L6A 1T1

Re: 8234 Yonge St.

To Whom it May Concern,

I am writing this letter of support for Holiday Pet Care.

As a resident of Vaughan and dog owner for thirty years, I have had my dogs boarded and groomed at various companies. When I found Cheryl Orietsky and Holiday Pet Care about sixteen years ago, that was the end of my search. Nobody cares for and loves our dogs like Cheryl and her team. I trust them implicitly. I know the dogs are never alone, never in a cage and they are free to run around the backyard and play structure with each other to their heart's delight. The dogs come home exhausted and happy.

Cheryl and her team have a special bond with each dog in their care. Holiday Pet Care is clean, everyone is friendly and they treat our dogs like their own. Their professionalism is above reproach. I never worry when I leave my dogs with them – I know their safety is the number one concern. I send my dogs weekly for daycare so they can play with other dogs in a safe environment, while under the watchful eyes of Cheryl and her team. I also have boarded them overnight when we have gone away on holidays. Whenever we pull into the driveway to drop them off, whether for daycare, boarding or grooming, my dogs know where they are going and they become very excited and happy.

Holiday Pet Care needs this backyard – the dogs play outside, they get fresh air, and so, it is an important feature of the business. They play a vital role in our community – and for many of us, a vital role in our lives. I sincerely hope you will grant this application.

Sincerely,

Mary Jane Klausz

Committee of Adjustment.

City of Vaughan.

Re: Holiday Pet Care Application

Dear members of the Committee.

I have been using regularly the services of Holiday Pet Care for my dog Rex since March 2020. I have been a Vaughan resident since 2004 and the location of the business is very convenient for me. I have used their grooming services as well and I am very satisfied with the care Rex has been receiving there. I found the place is kept very clean. Access to the facility is made easy for drop off and pick up. The business is run very professionally through a reservation scheduling system. I never have to wait in the parking lot for more than a couple of minutes. The staff is very knowledgeable and flexible. As COVID regulations changed, they were able to keep a safe environment for the dogs and for me. All this was made easy and smooth, which I really appreciate during this difficult time.

As the owner of a large breed puppy, I found the services offered by the staff in this facility very useful for the psychological development of my dog which has made a huge difference in how he interacts in the community when I take him out. In the backyard of the day care especially, Rex can interact with many other dogs and they can play safely under the supervision of skilled staff.

The backyard offers a similar environment as a park which gives him the opportunity to play in a familiar setting. As a result of these visits, Rex has learnt a tremendous amount of social skills. This has made me more comfortable and safe when I walk him in the neighborhood which at time can be busy since many of my neighbors have pets. The difference has been remarkable as time went on. For example, I was recently impressed when I had an encounter with a Coyote in a park nearby my home. Rex stayed calm as the coyote tried to approach us and I think this happened as a direct result of how he learnt how to behave with other dogs at the day care. The coyote left without any aggressive behavior towards us as he was not getting any attention.

I hope the daycare will continue to function with the same quality of services and the same access to a backyard as it has thus far. It would really be a challenge for me and Rex if we didn't have them around.

Thank you for your consideration. Please do not hesitate to contact me if you have any other questions for me in this matter.

Sincerely,

Albert Aziza

95 Thornbury Circle, Thornhill, Ontario L4J 5C1



February 6, 2021

Committee of Adjustment  
Attn: Secretary-Treasurer  
City of Vaughan  
2141 Major Mackenzie Drive,  
Vaughan, Ontario  
L6A 1T1

Re: 8234 Yonge Street

We have been a client of Holiday Pet Care for a number of years.

They are a great help to us in caring for our dog, Bella. As seniors, we sometimes find owning a dog a bit overwhelming and rely on the assistance of Holiday Pet Care. We find the staff to be very reliable and professional. The premises are clean and organized and Bella always enjoys going there. Our dog especially enjoys playing outside in their backyard where she is able to get exercise and socialize with the other dogs. We feel comfortable with Bella being outside in a contained, controlled area.

We believe that Holiday Pet Care provides a very useful service to the community, a service which we hope to use for many years to come.

Yours truly,

Lorne and Susan Lebow  
16 Troyer Court  
Thornhill, ON L4J 2M7  


Committee of Adjustment  
Attn: Secretary-Treasurer  
City of Vaughan  
2141 Major Mackenzie Drive,  
Vaughan, Ontario  
L6A 1T1

Re: 8234 Yonge Street

To whom it may concern,

My name is Samantha Klausz, and I am a resident of Vaughan and I work in North York. This letter is on behalf of Holiday Pet Care, 8234 Yonge Street. This business has been incredibly beneficial for my family, as well as for our community. My family has always had at least one dog, and while we are out of town, for a weekend getaway, or just for a day when we cannot be home all day, we have entrusted our dogs to the staff at Holiday Pet Care. There, our dogs have and continue to receive excellent care by the staff at Holiday Pet Care, as if our dogs were their own.

As a resident of Vaughan, I believe that their business benefits the community in so many ways. One of these is trust; it is so difficult to find a kennel or day care for dogs that is trustworthy, clean, safe, organized, and professional. Most kennels keep the dogs in crates during their stay, or in small rooms where the dogs are alone; often, we hear horror stories of the treatment of dogs at so many kennels, and we have had our own negative experiences with quite a few pet care businesses. At Holiday Pet Care, all of the dogs are kept together, or in groups depending on their size or temperament, and are always accompanied by one of the staff to ensure that they not only have fun, but that they are safe and never alone. Even at night, when all the dogs are asleep on mattresses, a member of the staff is with them.

Another reason why the business benefits the community is the love that the staff at Holiday Pet Care have for our dogs. Our dogs love going to day care or being boarded there, not only because they consistently play with other dogs, but because of the friendliness and excitement that the staff show when they see our dogs. My dog actually knows the names of some of the staff members – if we tell our dog, Indy, that she's going to see Orly and to play with her friends, she gets so excited. It is so rare to find a kennel that really cares about our dogs' well-being and whose staff really enjoy spending time with our dogs.

The backyard at Holiday Pet Care is one of the most important parts of the kennel; the dogs have a few rooms where they can play during the day and at night, but it is of great importance that the dogs have the opportunity to go outside to a fenced-in area. Here they can be off leash to play, go to the bathroom, and get some sunshine, which is so important to the dogs' well-being. Dogs need space to run and play, and the backyard is the best place to do this. Without it, the dogs would be inside 24/7, and be taken outside for the occasional walk to go to the bathroom. Most other kennels do not have a backyard, so the dogs need to use the washroom

**in their crates or little rooms, which is terrible for their health and their well-being; at Holiday Pet Care, the ability to go outside is rare and incredibly important.**

**I hope this letter helped to show the benefit of Holiday Pet Care on our community. Below you will find my contact information; please feel free to contact me for any further information.**

**Samantha Klausz, MSW RSW**

**Youth Outreach Coordinator and Mental Health & Addictions Counselor**

**Business address: JACS Toronto, 858 Sheppard Avenue West, North York, ON M3H 2T5**

**Home address: 76 Savoy Crescent, Thornhill, ON L4J 7W3**

Ms. Cheryl Orfetsky  
Holiday Pet Care  
8234 Yonge Street  
Thornhill ON L4J 1W6

February 7, 2021

Dear Cheryl,

As members of the Vaughan community, the services of Holiday Pet Care have been invaluable to our family over the past many years.

Both of our Bull Mastiffs, Brando and now Rupert, have spent much time at your facility. We have always had peace of mind knowing they were always happy and safe in your care.

The fact that you offer a full variety of services for our dogs has been very helpful. We have taken advantage of your overnight boarding, daytime visits and grooming.

It is very important to us as well, that you have an outdoor play area where the dogs can romp in the fresh air. Being outdoors during a full day's visit or overnight visit is very important for the dogs' wellbeing.

Holiday Pet Care is located in a very convenient place for us. It is between our home and our office, so it is easy to drop off on our way to work and easy to pick-up on our way home after work.

We offer our thanks and appreciation to you and your staff for always being reliable and very professional over the years.

Yours truly,

  
Marilyn & Leo King

36 Parr Place

Vaughan ON L4J 8L1  




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## Letter for your application for minor variance

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Liz MacNabb

Mon, Feb 8, 2021 at 11:34 AM

To:

Hi there,

I would like to support you in your application for a minor variance and submit the following letter.

To whom it may concern,

I have been a client of Holiday Pet Care for at least 15 years. Over all of those years, i have used Daycare, Boarding, and Grooming services. I am grateful to be able to depend on Holiday Pet Care and all of my dogs have been happier and healthier because of Cheryl and her team. Three years ago, i moved from Richmond Hill to Aurora, and i still bring my dogs to HPC several times per week. I trust them completely with the care of my dogs. The team is amazing - highly professional, client focused, and trustworthy.

I understand that Holiday Pet Care is applying for a minor variance for the backyard area. I am writing this letter to support that initiative. Certainly, the backyard area is essential for the business, and it serves as a space for the dogs to be outdoors while supervised. Between the inside areas and the outdoor area, the dogs can be socialized with others which leads to more balanced pets in our community.

Please strongly consider Holiday Pet Care's application. They have demonstrated their commitment to the community by offering quality services for so long, and therefore I, like many others, would like to see their application be approved.

Please contact me if I can be of any assistance. Liz.macnabb@rogers.com or 416-788-6416. My address is 7 Milgate Place, Aurora, L4G 5R3.

Thank you for your consideration.

Sincerely,  
Liz MacNabb

Sent from my iPhone

**Attwala, Pravina**

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**Subject:** FW: Minor Variance Application A042/21 (8234 Yonge St Vaughan)**From:** Janet Siu**Sent:** April-11-21 10:37 PM**To:** Committee of Adjustment <CofA@vaughan.ca>**Subject:** [External] Minor Variance Application A042/21 (8234 Yonge St Vaughan)

Committee of Adjustment

Attn: Secretary-Treasurer

City of Vaughan

2141 Major Mackenzie Drive,

Vaughan, Ontario

L6A 1T1

email: [CofA@vaughan.ca](mailto:CofA@vaughan.ca)

fax: 905-832-8535

Re: Minor Variance Application A042/21 (8234 Yonge St Vaughan)

To Whom it may concern

I am writing this letter of support for Holiday Pet Care in their Minor Variance application.

I have been a client for 5 years and use their daycare and boarding services for my dog, Nathan, who is a Golden Retriever.

Although I'm not a Vaughan resident, I still choose Holiday Pet Care (HPC) as my primary dog care option. I don't mind driving for an hour to take my dog to play at HPC because the facility is well equipped and maintained for the well-being of Nathan. The play rooms are equipped with hospital-grade air purifier which is of paramount importance during the present COVID situation, making sure the safety and health of both pets, employees and volunteers working in it.

When I visited the facility the first time, one of features that impressed me the most is the big fenced-in backyard at the side of the building. The backyard provides a safe area for Nathan to play, have some fresh air, and eliminate outdoor every two hours. Nathan spent lots of wonderful time in the backyard, playing chase with friends, sunbathing and playing with water in the pool in the summer, rolling in the snow during winters or just relaxing, sitting around observing both human and pets around him.

I have visited other dog daycare facilities in my area and was horrified to see the dogs are both playing and eliminating in the same area indoor. They don't have an outdoor backyard for that purpose. I will definitely not choose such a facility for Nathan.

I know HPC is currently applying for a permanent permit for their backyard. I sincerely hope that such permit will be granted for the sake of all the pets and pet owners that use this facility. HPC is not only a haven for Nathan to socialize and play with his friends, it is a second home to him ever since he was a puppy. A place where he knows he is always welcome, well taken care of and surrounded by care takers who know dog behaviour. To me, as the parent to Nathan, HPC is a worry-free resource for me to put Nathan for care. The employees there are full of love for the animals under their care. Many times when Nathan has a health issue, I can trust Nathan with them, knowing that they will tend to him with knowledge, time, love, patience and reassurance to me. Again I'll be grateful ( and I'm speaking for all other HPC clients who for one reason or another are not able to write such letter of support) that you will give every consideration for granting a variance for them to keep their outdoor space.

Thank you for your consideration. Please do not hesitate to contact me if you have any questions.

Yours sincerely,

Janet Siu

46 Melva Crescent  
Toronto, On  
M1V 1A3

**From:** [REDACTED]  
**To:** [Committee of Adjustment](#)  
**Subject:** [External] City of Vaughan Committee of Adjustment - re 8234 Yonge Street - file number A042/21  
**Date:** Friday, April 2, 2021 8:42:02 PM

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Committee of Adjustment  
Attn: Secretary-Treasurer  
City of Vaughan  
2141 Major Mackenzie Drive,  
Vaughan, Ontario  
L6A 1T1

Letter sent via email: [CofA@vaughan.ca](mailto:CofA@vaughan.ca)

Re: Minor Variance Application A042/21 (8234 Yonge St Vaughan)

To Whom it may concern,

I am writing this letter of support for Holiday Pet Care in their Minor Variance application.

I have been a client for 1 year and use their daycare services for my puppy Shaggy who is a toy poodle.

I am a Vaughan resident who lives and works nearby so the location is very important to me, to allow me to drop off quickly in the morning before I work.

I believe this service benefits the community, because they are an excellent local business that offers an exceptionally high quality boarding service.

The services Holiday Pet Care offers are very helpful to me personally, because their service allows me to work from home while being assured that my puppy is being well cared for. I value that they are a professional, safe, clean, and well organized company that offers me peace of mind, allow me to work worry free, have a safe and fully fenced in backyard.

Having them continue to operate with the same quality of services and the same backyard space, as they have thus far, is very important to me and to our community. I sincerely hope you will grant this variance.

Thank you for your consideration. Please do not hesitate to contact me if you have any questions.

Sincerely,

Sandi Pelly  
36 Kingsbridge Circle  
Thornhill, ON  
L4J 8N7

**From:** [REDACTED]  
**To:** [Committee of Adjustment](#)  
**Subject:** [External] 8234 Yonge Street and the file number A042/21  
**Date:** Tuesday, April 6, 2021 7:51:17 AM  
**Attachments:** [image.png](#)

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Committee of Adjustment  
Attn: Secretary-Treasurer  
City of Vaughan  
2141 Major Mackenzie Drive,  
Vaughan, Ontario  
L6A 1T1

email: [CofA@vaughan.ca](mailto:CofA@vaughan.ca)  
fax: 905-832-8535

Re: Minor Variance Application A042/21 (8234 Yonge St , Vaughan)

To Whom it may concern

I am writing this letter of support for Holiday Pet Care in their Minor Variance application.

I have been a client for three years and use their daycare and grooming services for my dog(s) Luna and Sadie, who are miniature long-haired dachshunds

I am a resident of Markham, so the location is very important to me, to allow me to have a safe and caring environment for my dogs.

The services Holiday Pet Care offers are very helpful to me personally, because it allows for supervised socialization for my dogs.

I value that the entire staff of Holiday Pet Care are professional, safe, clean, organized, offer me peace of mind, allow me to work worry free. Having a safe, fully fenced in backyard, will allow for Luna and Sadie to socialize in an outdoor environment.

Having them continue to operate with the same quality of services and the same backyard space, as they have thus far, is very important to me and to our community. I sincerely hope you will grant this variance.

Thank you for your consideration. Please do not hesitate to contact me if you have any questions.

Sincerely,

  
| **Helen Finkelstein**, BSP, RPh

**SickKids®**

THE HOSPITAL FOR  
SICK CHILDREN



[REDACTED]

[REDACTED]

[REDACTED] [REDACTED] [REDACTED] [REDACTED]

[REDACTED] [REDACTED]

[REDACTED] [REDACTED]

[REDACTED]

**From:** [REDACTED]  
**To:** [Committee of Adjustment](#)  
**Subject:** [External] 8234 Yonge Street and the file number A042/21  
**Date:** Monday, April 12, 2021 8:46:55 AM

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Hi

My wife and I would like to see the municipality approve Holiday Pet Care's variance application making the backyard a permanent fixture of the business. To us, Holiday Pet Care is a valuable local service provider. We live less than 10 minutes away from the facility. Sammie, our 16-month-old boxer, is a frequent guest. HPC provides stimulation, socialization and training. The backyard is an intricate part of the HPC environment. Loss of the backyard could likely mean the end of HPC, at least in that location.

Please approve the application.

Regards

George and Debra Hanff  
24 Innisbrook Crescent  
Thornhill, Ontario  
L3T5B1

April 12, 2021

Committee of Adjustment  
Attn: Secretary-Treasurer  
City of Vaughan  
2141 Major Mackenzie Drive  
Vaughan, Ontario  
L6A 1T1

Email: [CofA@vaughan.ca](mailto:CofA@vaughan.ca)  
Fax: 905-832-853

Re: Minor Variance Application A042/21 - 8234 Yonge St., Vaughan ON

Dear Sir/Madam:

The purpose of this letter is to indicate support for the Minor Variance application of Holiday Pet Care.

As a Thornhill resident this business (and its location) is of critical importance to me. Importantly, Holiday Pet Care services allow me to be assured that my dog is being well taken care of while I conduct business and attend medical and other personal appointments.

To date, I have used Holiday Pet Care for day care but have plans to book my dog in for overnight stays when the pandemic subsides.

Most importantly I have complete confidence that my dog, a valued member of the family, will be exceptionally well cared for. The safety of a fully fenced backyard is essential to the staff to be able to provide the necessary care for our medium sized dog. The staff, themselves, are outstanding, extremely experienced in dog behavior, as well as dog safety. Videos are often posted to Instagram to show us what a great time all of the dogs are having together playing in the outside backyard and generally socializing. My dog, who is extremely anxious, is thrilled to go to day care and can hardly wait to leap out of the car and get in to see the staff and other dogs and enjoy his time playing with his buddies outside.

Vaughan is exceptionally well served by a business of this nature and professionalism – a real asset to the community. I encourage the Committee of Adjustment to grant this as a permanent variance.

Thank you for your consideration. I am pleased to discuss further.

Sincerely,

Susan A. Skene  
6 Lombardy Lane  
Thornhill ON  
L3T 4W4

**Attwala, Pravina**

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**Subject:** FW: 8234 Yonge Street and the file number A042/21

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**From:** Rick Andrew  
**Sent:** April-13-21 2:11 PM  
**To:** Committee of Adjustment <CofA@vaughan.ca>  
**Subject:** [External] 8234 Yonge Street and the file number A042/21

Committee of Adjustment  
Attn: Secretary-Treasurer  
City of Vaughan  
2141 Major Mackenzie Drive,  
Vaughan, Ontario  
L6A 1T1

Re: Minor Variance Application A042/21 (8234 Yonge St Vaughan)

To Whom it may concern

I am writing this letter of support for Holiday Pet Care in their Minor Variance application.

I have been a client for 2 1/2 years and use their daycare services for our dog(s) Rupert who is an Australia Labradoodle.

I have been a Thornhill resident for 20 yrs and I work in Thornhill, the location is very important to me, to allow me to work in my community and support local businesses.

I believe this service benefits the community, because it allows valued members of our family to be cared for locally

The services Holiday Pet Care offers are very helpful to me personally, because they are very close by my home and office and I value that they are professional, safe, clean, and organized, They offer our pet a place where he can play and be a dog!

Having them continue to operate with the same quality of services and the same backyard space, as they have thus far, is very important to me and to our community. I sincerely hope you will grant this variance.

Thank you for your consideration. Please do not hesitate to contact me if you have any questions.

Sincerely,

R L ( Rick ) Andrew  
Business owner & Operator  
6 Lombardy Lane Thornhill On L3T 4W4

Committee of Adjustment  
Attn: Secretary-Treasurer  
City of Vaughan  
2141 Major Mackenzie Drive,  
Vaughan, Ontario  
L6A 1T1

email: CofA@vaughan.ca  
fax: 905-832-8535

**Re: Minor Variance Application A042/21 (8234 Yonge St Vaughan)**

To Whom It May Concern,

I am writing this letter of support for Holiday Pet Care (HPC) in their Minor Variance application.

I have been a client for over a year and a half and use HPC's daycare, boarding and grooming services for my 5-year-old dog Nora who is a husky/ malamute mix.

For over 27 years, I have been a resident of Thornhill/ Markham, so HPC's location is particularly important to me, as it allows me to conveniently drop Nora off while working full-time for the Ontario Public Service. I believe HPC's services benefits the community as Cheryl Orletsky, Founder/ Director and her team are extremely knowledgeable about dogs' behaviours and are all trained in Pet First Aid. In the past, most of the daycares I had come across (prior to finding HPC), were run by individuals with no formal type of dog training/ care. As a responsible pet owner, a lack of knowledge and training on dogs' behaviours and well-being is not something I can compromise on. It is crucial to me that when I leave Nora, I will have peace of mind knowing she will be in a healthy and safe environment, which HPC has always provided.

The services HPC offers are particularly helpful to me personally, because Nora is a rescue dog who has behavioural challenges with other dogs. Prior to finding HPC, I had gone to a couple of other doggie daycare facilities and she was rejected from all of them. Because HPC is run by professionals, they took the proper time to get to know about Nora's 'uniqueness' and were willing to work with her from day 1. She is honestly a different dog (in the best possible way) and is always so excited for her time at HPC.

The backyard is especially important to me as Nora is a flight risk, who has had a history of AWOLs. One of the most critical things to me while Nora is at HPC is that the backyard be secure and safe. The backyard is also important as my dog loves the outdoors and is happiest when she is outside getting fresh air.

As a public servant for nearly 6 years, I cannot say enough good things on what HPC does for our community. Whenever I have visited the facility, it has always been clean, the staff are always professional, knowledgeable, and compassionate to Nora's needs. I

have 100% confidence in Cheryl and her team, and this is something I do not say lightly. Nora and I would be lost without them and my dog would not get the socialization she desperately needs.

I sincerely hope you will grant this variance. Please do not hesitate to contact me should you have any questions.

Thank you for your consideration.

Sincerely,

*Nikki Levine*

Nikki Levine  
Policy and Program Analyst  
Ministry of Children, Community and Social Services – Ontario Public Service  
Residence:  
42 Alexis Road  
Thornhill, ON  
L3T 6Z9



Committee of Adjustment  
Attn: Secretary-Treasurer  
City of Vaughan  
2141 Major Mackenzie Drive,  
Vaughan, Ontario  
L6A 1T1

email: CofA@vaughan.ca  
fax: 905-832-8535

Re: Minor Variance Application A042/21 (8234 Yonge St Vaughan)

To Whom it may concern

I am writing this letter of support for Holiday Pet Care in their Minor Variance application.

I have been a client for over 7 years and use their daycare and boarding services for Kai Lee who is a boxer.

I have been working in Vaughan so Holiday Pet care and its location is very important to me, to allow me to have Kai dropped off on my way to work. I believe this service benefits the community, because it assists parents of pets like myself to have the confidence that my dog is being cared for while I work.

The services Holiday Pet Care offers are very helpful to me personally, because it allows my boxer to be provided the exercise, the playtime and care he requires when I am away and I value that they are professional, clean and organized, offering me the peace of mind. This allows me to work worry free, and having a safe fully fenced in the backyard, will give me additional peace of mind he is secure.

Having them continue to operate with the same quality of services and the same backyard space, as they have thus far, is very important to me and to our community. I sincerely hope you will grant this variance.

Thank you for your consideration. Please do not hesitate to contact me if you have any questions.

Sincerely,

Sharon Lee  
Director of Business Development



## **Schedule C: Agency Comments**

Please note that the correspondence listed in Schedule C is not comprehensive. Comments received after the preparation of this staff report will be provided as an addendum.-

**Alectra (Formerly PowerStream) – No concerns or objections**

**Region of York – No concerns or objections**

**MTO – Located outside of MTO permit control area**

**TRCA – comments with conditions**



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### COMMENTS:

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

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

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

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

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

### References:

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

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

Mr. Stephen Cranley, C.E.T  
Supervisor, Distribution Design, ICI & Layouts (North)  
**Phone:** 1-877-963-6900 ext. 31297

Mr. Tony D'Onofrio  
Supervisor, Subdivisions (Alectra East)  
**Phone:** 1-877-963-6900 ext. 24419

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

**Email:** [tony.donofrio@alectrautilities.com](mailto:tony.donofrio@alectrautilities.com)

## Attwala, Pravina

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**Subject:** FW: A042/21 - REQUEST FOR COMMENTS

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**From:** Blaney, Cameron (MTO) <Cameron.Blaney@ontario.ca>

**Sent:** March-03-21 5:58 PM

**To:** Attwala, Pravina <Pravina.Attwala@vaughan.ca>

**Subject:** [External] RE: A042/21 - REQUEST FOR COMMENTS

Hello Pravina,

**8234 Yonge St, Vaughan** Is not within MTO permit control area and MTO has no concerns.

**Cameron Blaney | Corridor Management Planner | Simcoe & York**

Highway Corridor Management Section – Central Operations

159 Sir William Hearst Avenue | Ministry of Transportation

7<sup>th</sup> Floor, Building D | Downsview, Ontario | M3M 0B7

416-358-7871

[Cameron.Blaney@ontario.ca](mailto:Cameron.Blaney@ontario.ca)

## Attwala, Pravina

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**Subject:** FW: A042/21 - REQUEST FOR COMMENTS

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**From:** Hurst, Gabrielle <Gabrielle.Hurst@york.ca>  
**Sent:** March-30-21 3:17 PM  
**To:** Attwala, Pravina <Pravina.Attwala@vaughan.ca>  
**Cc:** Committee of Adjustment <CofA@vaughan.ca>  
**Subject:** [External] RE: A042/21 - REQUEST FOR COMMENTS

Good afternoon Pravina,  
The Regional Municipality of York has completed its review of the above minor variance and has no comment.  
Regards,

*Gabrielle*

**Gabrielle Hurst MCIP RPP** | Community Planning and Development Services | 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)