



File: B016/19

Applicant: Haastown Holdings (Vaughan) Inc.

Address: 9770 Keele St Maple

Agent: None

Please note that comments received after the preparation of this Staff Report (up until 12:00 p.m. on the scheduled hearing date) will be provided as an addendum.

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

Adjournment History: Enter Dates N/A

Background History: B011/18 (see next page for details)



Consent Application

Agenda Item: 5

B016/19

Ward: 1

Prepared By: Pravina Attwala Assistant Secretary Treasurer

Date of Hearing: Thursday, October 17, 2019

Applicant: Haastown Holdings (Vaughan) Inc.

Agent: None

Property: 9770 Keele St Maple

Zoning: The subject lands are zoned R5, Residential Zone and subject to the provisions of Exception 9(1452) under By-law 1-88 as amended.

OP Designation: VOP 2010: "Low-Rise Residential" and within the "Village of Maple Heritage Conservation District Plan Area".

Related Files: None

Purpose: Consent is being requested to sever a parcel of land for residential purposes, approximately 346.10 square metres while retaining a parcel of land approximately 331.70 square metres. The severed and retained land will have frontage onto Merino Road and the existing dwelling is to be demolished.

Note: As part of the Site Development Application (DA.14.055) the applicant is required to convey 182.00 square metres of land abutting Keele Street to the Region of York and 380.00 square metres of land abutting the retained parcel to the Toronto and Region Conservation Authority.

Please request sketch submitted with application for details.

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

Application No.:	Description:	Status of Approval: Approved/Refused/Withdrawn/ OMB/Concurrent
B011/18	Create a new lot for residential purposes. (Application Lapsed)	Approved - July 19, 2018

For information on the previous approvals listed above please visit www.vaughan.ca. To search for a file number, enter it using quotes around it. For example, "B001/17".

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

Adjournment History: N/A

Staff & Agency Comments

Please note that staff/agency comments received after the preparation of this Report will be provided as an addendum item to the Committee. Addendum items will shall only be received by the Secretary Treasurer until 4:00 p.m. on the last business day prior to the day of the scheduled Meeting.

Committee of Adjustment:
Public notice was mailed on October 2, 2019

Applicant confirmed posting of signage on September 27, 2019

Recommended conditions of approval:

- 1. That the applicant’s solicitor provides the secretary-treasurer with a copy of the prepared draft transfer document to confirm the legal description of the subject lands. Subject land applies **only** to the severed parcel, leased land, easement etc. as conditionally approved by the Committee of Adjustment.

2. That the applicant provides two (2) full size copies of the deposited plan of reference of the entire land which conforms substantially with the application as submitted.
3. Payment of the Certificate Fee as provided on the City of Vaughan's Committee of Adjustment Fee Schedule.

Adjournment Request: N/A

Building Standards (Zoning Review):

Stop Work Order(s) and Order(s) to Comply: None

The subject lands may be subject to Ontario Regulation 166/06 (TRCA - Toronto Region Conservation Authority). TRCA approval may be required.

This property is located within the Maple Heritage Conservation District.

Development Application No. 14.055 has been filed with the Development Planning Department and is currently under review.

A Surveyor's Certificate of Lot Areas & Frontages is required in order to confirm compliance with the By-law requirements when the proposed lots for semi-detached dwellings are further severed.

Development Planning:

VOP 2010: "Low-Rise Residential" and within the "Village of Maple Heritage Conservation District Plan Area".

The Owner is proposing to sever the subject lands to create a new lot to facilitate the construction of 4 semi detached dwellings, 2 units on each of the severed and retained lands.

Consent Application B011/18 was previously approved by Vaughan Committee of Adjustment on July 19, 2019 for the subject land. The decision has lapsed as the conditions imposed on the original consent application have not met within the one year time period.

The subject lands were rezoned through Zoning By-law Amendment File Z.14.029 from "R1V Old Village Residential Zone" to "R5 Residential Zone" which permits the proposed semi-detached dwellings and size of the severed and retained lots. Site Development Application DA.14.055 was submitted to facilitate the proposed semi-detached dwellings. In association with Files Z.14.029 and DA.14.055, a 182 m2 portion of the subject lands abutting Keele Street will be conveyed to York Region for the Keele Street Right-of-Way requirements. A 380 m2 portion of the subject lands that are located within the Toronto and Region Conservation Authority (TRCA) regulated area will be conveyed to the TRCA.

The subject lands are located within the "Village of Maple Heritage Conservation District Plan Area" (Vaughan Official Plan 2010, Volume 2, Section 12.2). Site Development Application DA.14.055 was approved by the Heritage Vaughan Committee on May 17, 2017, and the decision was ratified by Vaughan Council on June 27, 2017. The proposed Consent Application is consistent with this approval. As such, the Development Planning Department has no objection to the requested severance and is of the opinion that the proposal maintains the intent of VOP 2010 and the consent criteria stipulated in Section 51(24) of the Planning Act, R.S.O. 1990, c P.13.

The Development Planning Department recommends approval of the application.

Cultural Heritage (Urban Design)

Please be advised that the applicants have already gone through the Heritage Permit process under the Ontario Heritage Act. It was reviewed and recommended for approval by the Heritage Vaughan Committee on May 17, 2017 and approved the City of Vaughan Council on June 27, 2017.

The current application is in compliance with the site plan submitted for the 2017 Heritage Permit application. The applicant is advised that they will require a Heritage Clearance form for demolition (as required of all demolitions within the City of Vaughan) and a final Heritage Permit review and release of the Building Permit application drawings prior to submission for the Building Permit. This is done to confirm compliance with the 2017 Heritage Permit application.

Development Engineering:

The Development Engineering (DE) Department does not object to consent application B016/19.

Please be advised, the noted severance application was previously approved and conditions cleared by DE prior to lapsing through consent application B011/18 & related development application file DA.14.055.

Parks Development:

No Response.

By-Law and Compliance, Licensing and Permit Services:

No Response.

Financial Planning and Development Finance:

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).

Please Note:

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

That the payment of Region of York Development Charge is payable to the City of Vaughan prior to issuance of a building permit in accordance with the Development Charges Act and Regional Development Charges By-laws in effect at time of payment.

That the payment of Education Development Charge is payable to the City of Vaughan prior to issuance of a building permit in accordance with the Education Act and York Region District School Board and York Catholic District School Board Development Charges By-laws in effect at time of payment

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

Real Estate:

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 5% 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.

Fire Department:

No Response.

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

Agent - Justification Letter

Schedule C - Agency Comments

Alectra (Formerly PowerStream) – No concerns or objections

Region of York – No concerns or objections

TRCA – comments with condition

Bell Canada – No concerns or objections

Schedule D - Previous Approvals (Notice of Decision)

Consent Application B011/18

Staff Recommendations:

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

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

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

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

	Department/Agency	Condition
1	Committee of Adjustment Christine Vigneault 905-832-8585 x 8332 christine.vigneault@vaughan.ca	<ol style="list-style-type: none">1. That the applicant’s solicitor provides the secretary-treasurer with a copy of the prepared draft transfer document to confirm the legal description of the subject lands. Subject land applies only to the severed parcel, leased land, easement etc. as conditionally approved by the Committee of Adjustment.2. That the applicant provides two (2) full size copies of the deposited plan of reference of the entire land which conforms substantially with the application as submitted.3. Payment of the Certificate Fee as provided on the City of Vaughan’s Committee of Adjustment Fee Schedule.
2	Building Standards Catherine Saluri 905-832-8585 x 8310 catherine.saluri@vaughan.ca	A demolition permit must be obtained for the demolition of the existing dwelling.
3	Real Estate Franca Mazzanti 905-832-8585 x 8474 franca.mazzanti@vaughan.ca	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 5% 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 Nelson Pereira 905-832-8585 x 8393 nelson.pereira@vaughan.ca	<ol style="list-style-type: none">1. The owner shall pay of a Tree Fee, approved by Council as of the date of granting the consent. Payment is to be made by certified cheque, to the satisfaction of the City of Vaughan Financial Planning and Development Finance Department (contact Nelson Pereira to have this condition cleared).2. The owner shall pay all property taxes as levied. Payment is to be made by certified cheque, to the satisfaction of the City of Vaughan Financial Planning and Development Finance Department (contact Nelson Pereira to have this condition cleared).
7	TRCA Hamedeh Razavi 416-661-6600 x 5256 hrazavi@trca.on.ca	The applicant provides the required \$105 fee for TRCA’s review of B016/19

Warning:

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

Notice to the Applicant – Development Charges

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

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

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

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

Notice to Public

WRITTEN SUBMISSIONS: Any person who supports or opposes this application, but is unable to attend the hearing, may make a written submission, together with reasons for support or opposition. Public written submissions on an Application shall only be received by the Secretary Treasurer until **4:00 p.m.** on the last business day **prior** to the day of the scheduled Meeting.

Written submissions can be mailed and/or emailed to:

City of Vaughan
Committee of Adjustment
2141 Major Mackenzie Drive, Vaughan, ON L6A 1T1
CofA@vaughan.ca

ORAL SUBMISSIONS: If you wish to attend the meeting you will be given an opportunity to make an oral submission. Presentations to the Committee are generally limited to 5 minutes in length. Please note that Committee of Adjustment meetings are audio recorded. Your name, address comments and any other personal information will form part of the public record pertaining to this application.

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

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

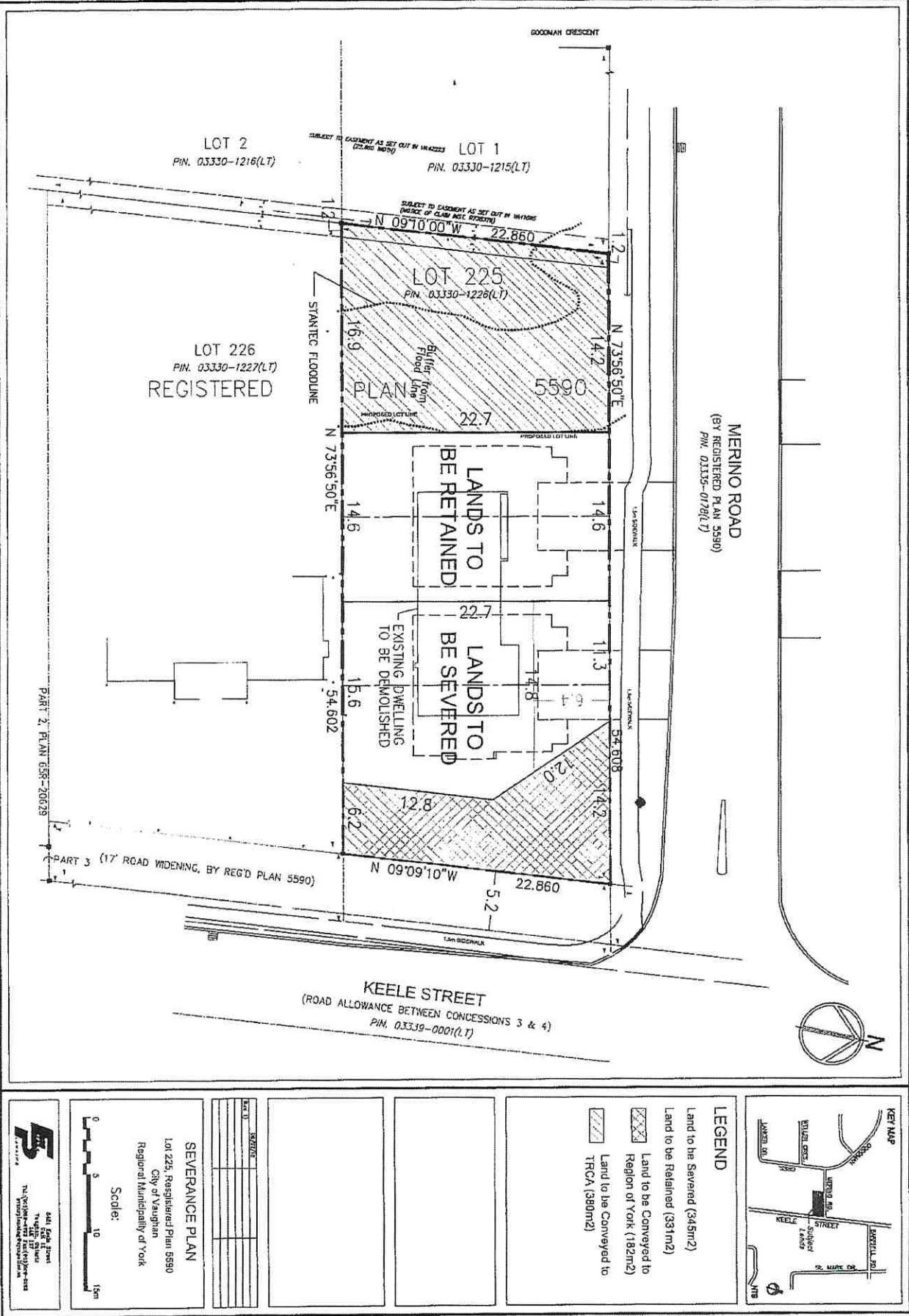
For more information please contact the City of Vaughan, Committee of Adjustment

T 905 832 8585 Extension 8002
E CofA@vaughan.ca

Schedule A: Plans & Sketches

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

Location Map
Sketch



Schedule B: Public Correspondence Received

Please note that the correspondence listed in Schedule B is not comprehensive. Written submissions received after the preparation of this staff report will be provided as an addendum. Written submissions from the public will only be accepted / processed until 12:00 p.m. on the date of the scheduled hearing.

Agent - Justification Letter



October 8, 2019

Christine Vigneault,
Manager of Development Services and Secretary
Treasurer to the Committee of Adjustment
City of Vaughan,
2141 Major Mackenzie Drive
Vaughan, ON
L6A 1T1

Re: Consent Application B016/19, 9770 Keele Street

Dear Ms. Vigneault;

In reference to the Committee of Adjustment Application noted above we would like to request that a copy of this letter be included with the materials being submitted to the Committee for additional background information.

A previous consent application, B011/18, was approved on October 11, 2018 with conditions that were to be fulfilled by September 21, 2019, see copy attached.

All the conditions were fulfilled within the noted time frame with the exception of item number 2 from Building Standards that require that the existing building be demolished, which can be verified by Christine Vigneault.

This final remaining condition was not fulfilled within the prescribed time frame because we are not able to apply for a demolition permit, to proceed with the demolition, prior to having both our Development Agreement and Site Plan Agreement finalized. Both these agreements are in final format and acceptable to both the City of Vaughan and our group and are ready for signatures and submission of securities as outlined in each agreement to be complete.

We have not proceeded with completion of these agreements because the decline in market values that has occurred and continues, although just recently are showing some improvement, does not make it favourable to proceed with development and construction at this time. As a result of delaying the development start and considering the total value, approximately \$400,000.00, of securities required to be posted for the

two Agreements to be completed, along with the time constraints included in the agreements dictating commencement and completion of work we made the decision to delay completion of these Agreements which resulted in the delay to fulfilling our final condition.

Nothing has changed from our 2018 submission, B011/18, and many if not all of the comments and conditions, received to date, are the same as received at that time and so we are hopeful that you will be able confirm approval for this submission.

Yours truly,

A handwritten signature in black ink, appearing to read 'Rob Gazzola', with a stylized, cursive script.

Rob Gazzola, Senior Development Manager,
Haastown Holdings (Vaughan) Inc.

Schedule C: Agency Comments

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

- Alectra (Formerly PowerStream) – No concerns or objections**
- Region of York – No concerns or objections**
- TRCA – comments with conditions**
- Bell Canada – no concerns or objections**



COMMENTS:

☐

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

☒

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

☐

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

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

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

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

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

References:

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

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

Mr. Stephen Cranley, C.E.T
Supervisor, Distribution Design, ICI
Phone: 1-877-963-6900 ext. 31297
Fax: 905-532-4401
E-mail: stephen.cranley@alectrautilities.com

Mr. Tony D'Onofrio
Supervisor, Subdivisions & New Services
Phone: 1-877-963-6900 ext. 24419
Fax: 905-532-4401
Email: tony.donofrio@alectrautilities.com

Attwala, Pravina

Subject: FW: CONS.19.V.0117 (B016/19) - 9770 Keele St Vaughan ON

From: McMackin, Joseph <Joseph.McMackin@york.ca>
Sent: September-24-19 11:58 AM
To: Attwala, Pravina <Pravina.Attwala@vaughan.ca>
Subject: CONS.19.V.0117 (B016/19) - 9770 Keele St Vaughan ON

Hi Pravina,

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

Please feel free to contact me if you have any further questions or concerns.

Best,

Joseph McMackin, B.URPI | Associate Planner
Planning and Economic Development Branch, Corporate Services Dept.

The Regional Municipality of York| 17250 Yonge Street | Newmarket, ON L3Y 6Z1
O: 1-877-464-9675 ext. 71516 | joseph.mcmackin@york.ca | www.york.ca

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

Please consider the environment before printing this email.

September 24, 2019

CFN 60819.22
Ex Ref 59037.04, 60405

BY E-MAIL: Christine.Vigneault@vaughan.ca

Christine Vigneault
Secretary Treasurer
Committee of Adjustment
City of Vaughan
2141 Major Mackenzie Drive
Vaughan, Ontario L6A 1T1

Dear Ms. Vigneault:

**Re: Consent Application B016/19
9770 Keele Street
Part of Lot 19, Concession 4
City of Vaughan
Owner: Hasstown (Vaughan) Inc.**

This letter will acknowledge receipt of the above-noted application. Toronto and Region Conservation Authority (TRCA) staff have reviewed the application and offers the following comments for the consideration of the Committee of Adjustment:

Background

It is our understanding that the purpose of Application B016/18 is to request the consent of the City of Vaughan's Committee of Adjustment in order to sever the subject property into two lots. The lot area of the retained lands is to be 331 square metres and the lot area of the conveyed lands is to be 345 square metres. Further to this, a portion of the land (east side of the property) is to be conveyed to the Region of York and a portion of land (west side of the property), containing a flood hazard is to be conveyed to TRCA.

TRCA staff previously reviewed and supported the approval of Site Development Application DA.14.055 and Consent Application B011/18. Furthermore, TRCA issued a permit (Permit No. C-180956, issued on October 22, 2018), pursuant to Ontario Regulation 166/06, for the construction of one of the two-unit residential townhouse buildings and the associated infrastructure, including a stormwater outfall, infiltration trench and a new sanitary sewer connection along Merino Road.

Applicable Policies and Regulations

Ontario Regulation 166/06

A portion of the subject property is within TRCA's Regulated Area. In accordance with Ontario Regulation 166/06 (Regulation of Development, Interference with Wetlands and Alterations to Shorelines and Watercourses), a permit is required from TRCA prior to any development, if in the opinion of the authority, the control of flooding, erosion, dynamic beaches or pollution or the conservation of land may be affected by the development.

Living City Policies

The Living City Policies for Planning and Development in the Watersheds of the Toronto and Region Conservation Authority (LCP) describes a "Natural System" made up of natural features and areas, water resources, natural hazards, potential natural cover and/or buffers. The LCP recommends that development not be permitted within the Natural System and that it be conveyed into public ownership for its long-term protection and enhancement. The LCP also provides policies for developing adjacent to, and in, the Natural System (where permitted), while minimizing impacts to, maintaining, and enhancing the functions of the protected Natural System. These policies also seek to integrate the natural and built environments, maximizing opportunities for ecosystem services from across the entire landscape. It is these policies that guide TRCA's review of the subject applications, along with those found in other Provincial and municipal plans, documents and guidelines.

Application-Specific Comments

As noted above, the current development was previously reviewed by TRCA through associated site development and consent applications. As a part of the review process associated with the noted applications, the limit of the natural system was confirmed, and appropriate buffers were applied from the development. Based on a review of the circulated plan, TRCA is satisfied that the proposed consent will not result in the fragmentation of any natural features and/or hazards on/or in the vicinity of the subject land.

Fees

By copy of this letter, the applicant is advised that TRCA has implemented a fee schedule for our planning application review services. This application is subject to a \$105 (*Screening Letter – Minor Projects*) review fee. The applicant is responsible for the fee payment and should forward the application review fee to this office as soon as possible.

Recommendations

Based on the comments noted above, TRCA have no objection to the approval of Consent Application B016/19, subject to the following condition.

1. The applicant provides the required \$105 fee for TRCA's review of B016/19

I trust these comments are of assistance. Should you have any additional questions or comments, please do not hesitate to contact the undersigned.

Sincerely,



Hamedeh Razavi
Planner 1, Development Planning and Permits
Development and Engineering Services
Extension 5256

HR/cb

Attwala, Pravina

Subject: FW: B016/19 - REQUEST FOR COMMENTS - 905-19-365
Attachments: 905-19-365.pdf

From: Gordon, Carrie <carrie.gordon@bell.ca>
Sent: September-30-19 8:13 AM
To: Attwala, Pravina <Pravina.Attwala@vaughan.ca>
Subject: RE: B016/19 - REQUEST FOR COMMENTS - 905-19-365

Good morning Pravina,

Re: Consent Application B016/19

Please find attached Bell Canada's letter noting our Easement rights over Part 8 Plan 65R37116 must be maintained.

If you have any questions or concerns, please do not hesitate to contact me.

Best regards,

Carrie Gordon



External Liaison – Right of Way Control Centre
140 Bayfield St, Fl 2
Barrie ON, L4M 3B1
T: 705-722-2244/844-857-7942
F :705-726-4600

Schedule D: Previous Approvals (Notice of Decision)

Consent Application B011/18

NOTICE OF DECISION
Consent Application B011/18
 Section 53 of the Planning Act, R.S.O, 1990, c.P.13

Date of Hearing: Thursday , July 19, 2018
Applicant: Haastown Holdings (Vaughan) Inc.
Agent: Evans Planning Inc.
Property: **9770 Keele St Maple**
Zoning: The subject lands are zoned R5, Residential Zone and subject to the provisions of Exception 9(1452) under By-law 1-88 as amended.
OP Designation: VOP 2010: "Low-Rise Residential" and within the "Village of Maple Heritage Conservation District Plan Area".
Related Files: DA.14.056
Purpose: Consent is being requested to sever a parcel of land for residential purposes, approximately 345 square metres while retaining a parcel of land approximately 331 square metres. The severed and retained land will have frontage onto Merino Road and the existing dwelling is to be demolished.

Note: As part of the Site Development Application (DA.14.055) the applicant is required to convey 182 square metres of land abutting Keele Street to the Region of York and 380 square metres of land abutting the retained parcel to the Toronto and Region Conservation Authority.

Please request sketch submitted with application for details.

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

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

THAT Application No. B011/18 on behalf of Haastown Holdings (Vaughan) Inc. be **APPROVED**, in accordance with the sketches attached and subject to the following conditions:

	Department/Agency	Condition
1	Committee of Adjustment Christine Vigneault 905-832-8585 x 8332 christine.vigneault@vaughan.ca	1. That the applicant's solicitor provides the secretary-treasurer with a copy of the prepared draft transfer document to confirm the legal description and PIN of the subject lands. Subject land applies only to the severed parcel, leased land, easement etc. as conditionally approved by the Committee of Adjustment. 2. That the applicant provides two (2) full size copies of the deposited plan of reference of the entire land which conforms substantially with the application as submitted. 3. Payment of the Certificate Fee as provided on the City of Vaughan's Committee of Adjustment Fee Schedule.

2.	<p>Real Estate Franca Mazzanti</p> <p>905-832-8585 x 8474 franca.mazzanti@vaughan.ca</p>	<p>The applicant shall provide the City with an appraisal report and valuation of the subject land (land only) to be prepared by an accredited appraiser. Payment of a Parkland levy to the City in lieu of the deeding of land for park purposes shall be made if a new lot is being created. Said levy is to be 5% of the appraised market value of the subject land as of the date of the Committee of Adjustment giving notice to the Applicant of the herein decision. Said levy shall be approved by the Senior Manager of Real Estate. Payment shall be made by certified cheque only.</p>
3	<p>Development Engineering Brad Steeves</p> <p>905-832-8585 x 8977 brad.steeves@vaughan.ca</p>	<p>1) 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.</p> <p>2) The Owner/applicant shall obtain approval for the related Site Development Application (DA.14.055) from the Development Engineering (DE) Department.</p>
4	<p>Development Finance Nelson Pereira</p> <p>905-832-8585 x 8393 nelson.pereira@vaughan.ca</p>	<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>
5	<p>TRCA Anthony Syhlonyk</p> <p>416-661-6600 x 5272 asyhlonyk@trca.on.ca</p>	<p>1) That the applicant provides the required fee amount of \$1,400.00 payable to the Toronto and Region Conservation Authority.</p> <p>2) That further to the conditions provided as part of TRCA's approval of DA.14.055, the Owner obtain all necessary permits from TRCA pursuant to the Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation (Ontario Regulation 166/06).</p>
6.	<p>York Region Gabrielle Hurst</p> <p>1-877-464-9675 x 71538 Gabrielle.hurst@york.ca</p>	<p>A site servicing drawing showing how the new lots are serviced by way of wastewater and water is required.</p>

WARNING:

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




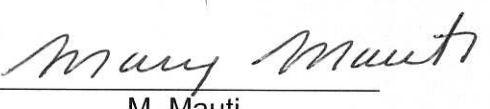
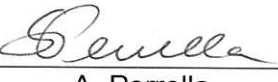
For the following reasons:

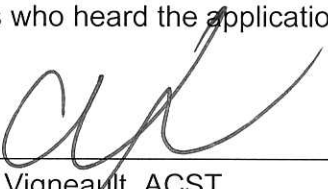
- 1. The proposal conforms to Section 51(24) as required by Section 53(12) of the Planning Act.
- 2. The proposal conforms to the City of Vaughan Official Plan.
- 3. The proposal conforms to the Provincial Policy Statements as required by Section 3(1) of the Planning Act.

Written & oral submissions were received from the following:

Public Written Submissions	Public Oral Submissions
* Public Correspondence received and considered by the Committee in making this decision	*Please refer to the approved Minutes of Thursday , July 19, 2018 meeting for submission details.
None	Name: Address:

SIGNED BY ALL MEMBERS PRESENT WHO CONCUR IN THIS DECISION:

		
H. Zheng Member	J. Cesario Chair	R. Buckler Vice Chair
		
M. Mauti Member		A. Perrella Member

DATE OF HEARING:	Thursday , July 19, 2018
DATE OF NOTICE:	July 27, 2018
LAST DAY FOR *APPEAL: *Please note that appeals must be received by this office no later than 4:30 p.m. on the last day of appeal.	August 16, 2018 4:30 p.m.
LAST DAY FOR FULFILLING CONDITIONS:	July 27, 2019 4:30 p.m.
CERTIFICATION: I hereby certify that this is a true copy of the decision of the City of Vaughan Hill Committee of Adjustment and this decision was concurred in by a majority of the members who heard the application.  Christine Vigneault, ACST Manager Development Services & Secretary-Treasurer Committee of Adjustment	

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

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

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

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

Appeal Fees & Forms

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

City of Vaughan LPAT Processing Fee: \$793.00 per application

*Please note that all fees are subject to change.

Important Information

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

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

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

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

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

Development Charges

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

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

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

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

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

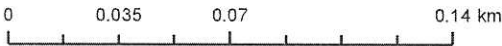
T 905 832 8585 x 8002
E CofA@vaughan.ca



Location Map - B011/18

9770 Keele Street, Maple

Major Mackenzie Drive



Rutherford Road City of Vaughan

The City of Vaughan makes every effort to ensure that this map is free of errors but does not warrant that the map or its features are spatially, tabularly, or temporally accurate or fit for a particular use. This map is provided by the City of Vaughan without warranties of any kind, either expressed or implied.

