

ITEM #: 6.5	REPORT SUMMARY CONSENT APPLICATION FILE NUMBER B006/26
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Report Date: April 2, 2026

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

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

Internal Departments <small>*Comments Received</small>	Conditions Required		Nature of Comments
Committee of Adjustment	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	General Comments w/Conditions
Building Standards (Zoning)	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	General Comments
Development Planning	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Application Under Review
Development Engineering	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	General Comments w/Conditions
Development Finance	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	General Comments

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

PUBLIC & APPLICANT CORRESPONDENCE (SEE SCHEDULE C)				
<p>All personal information collected because of this public meeting (including both written and oral submissions) is collected under the authority of the Municipal Act, the Municipal Freedom of Information and Protection of Privacy Act (MFIPPA), the Planning Act and all other relevant legislation, and will be used to assist in deciding on this matter. All personal information (as defined by MFIPPA), including (but not limited to) names, addresses, opinions and comments collected will become property of the City of Vaughan, will be made available for public disclosure (including being posted on the internet) and will be used to assist the Committee of Adjustment and staff to process this application.</p>				
Correspondence Type	Name	Address	Date Received <small>(mm/dd/yyyy)</small>	Summary
Applicant			03/20/2026	Application Cover Letter

BACKGROUND (SCHEDULE D, IF REQUIRED)	
<p><small>* Background Information contains historical development approvals considered to be related to this file. This information should not be considered comprehensive.</small></p>	
Application No. (City File)	Application Description <small>(i.e. Minor Variance Application; Approved by COA / OLT)</small>
A108/25	Approved by COA on October 9, 2025
A109/25	Approved by COA on October 9, 2025
A203/18	Approved by COA on January 10, 2019

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

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



**REPORT SUMMARY
CONSENT APPLICATION
FILE NUMBER B006/26**

CITY WARD #:	4
APPLICANT:	225 Edgeley Inc
AGENT:	Malone Given Parsons Ltd.
PROPERTY:	225 Edgeley Blvd Concord ON L4K 3Y7
ZONING DESIGNATION:	See below.
VAUGHAN OFFICIAL PLAN (2010) DESIGNATION:	Vaughan Official Plan ('VOP 2010'): "General Employment" & "Prestige Employment"
RELATED DEVELOPMENT APPLICATIONS:	B008/26, A108/25, A109/25
PURPOSE OF APPLICATION:	Consent is being requested for an easement over a portion of 225 Edgely Blvd, as shown on the attached plan submitted with the application (servient land) for access and servicing purposes in favour of the abutting lands to the east municipally known as 22 & 38 Buttermill Avenue (dominant land).

HEARING INFORMATION

DATE OF MEETING: Thursday, April 9, 2026
TIME: 6:00 p.m.
MEETING LOCATION: Vaughan City Hall, Woodbridge Room (2nd Floor), 2141 Major Mackenzie Drive
LIVE STREAM LINK: Vaughan.ca/LiveCouncil

PUBLIC PARTICIPATION

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

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

Email: cofa@vaughan.ca

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

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

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

INTRODUCTION

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

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

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

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

COMMITTEE OF ADJUSTMENT	
Date Public Notice Mailed:	March 26, 2026
Date Applicant Confirmed Posting of Sign:	March 24, 2026
Applicant Justification for Variances: <small>*As provided in Application Form</small>	N/A
Was a Zoning Review Waiver (ZRW) Form submitted by Applicant: <small>*ZRW Form may be used by applicant in instances where a revised submission is made, and zoning staff do not have an opportunity to review and confirm variances prior to the issuance of public notice.</small>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
COMMENTS:	
<p>On March 24, 2026, the Development Planning Department advised the applicant that a maintenance easement would also be required for B008/26.</p> <p>On March 24, 2026, Committee of Adjustment staff recommended that the applicant defer easement applications B006/26 and B008/26 to permit further time to discuss the proposals with the Development Planning Department.</p> <p>The applicant was advised that if statutory public notice for the applications is issued and the applications are adjourned by the owner/applicant, by the Committee members or by statutory requirements outlined in the Planning Act, then an adjournment fee of \$656.00 (per application) will be imposed.</p> <p>The applicant confirmed that they wish to proceed to the April 9, 2026 hearing.</p>	
Committee of Adjustment Recommended Conditions of Approval:	<ol style="list-style-type: none"> 1. That the applicant's solicitor confirms the legal description of the subject land (easement over servient land). 2. That the applicant provides one full sized hard copy of the deposited plan of reference of the entire land. 3. That the applicant emails an electronic copy of the deposited plan of reference to cofa@vaughan.ca 4. Payment of the Certificate Fee as provided on the City of Vaughan's Committee of Adjustment Fee Schedule.

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

DEVELOPMENT PLANNING	
**See Schedule B for Development Planning Comments.	
Development Planning Recommended Conditions of Approval:	TBD

DEVELOPMENT ENGINEERING	
Link to Grading Permit Link to Pool Permit Link to Curb Curt Permit Link Culvert Installation	
<p>Development Engineering has reviewed Consent Application B006/26, requesting approval of an easement for truck access and service routing in favour of the lands at 22 - 38 Buttermill Avenue, over the subject property at 225 Edgeley Boulevard.</p> <p>Development Engineering has no objection to the granting of the subject consent, subject to the following condition:</p>	
Development Engineering Recommended Conditions of Approval:	<p>The Applicant shall retain an Ontario Land Surveyor to prepare a Reference Plan, at the Owner's expense. The Reference Plan shall depict all existing and proposed lot boundaries, easements, and conveyances applicable to the Consent application. The Applicant shall submit a draft Reference Plan to the Development Engineering Department for review and approval prior to deposit with the Land Registry Office. Following approval, the Applicant shall register the Reference Plan with the Land Registry Office and submit a copy of the deposited and</p>

DEVELOPMENT ENGINEERING

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

registered Reference Plan to the Development Engineering Department to satisfy this condition.

PARKS, FORESTRY & HORTICULTURE (PFH)

No comments received to date.

PFH Recommended Conditions of Approval:	None
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DEVELOPMENT FINANCE

No comment no concerns

Development Finance Recommended Conditions of Approval:	None
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BY-LAW AND COMPLIANCE, LICENSING AND PERMIT SERVICES

No comments received to date.

BCLPS Recommended Conditions of Approval:	None
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BUILDING INSPECTION (SEPTIC)

No comments received to date.

Building Inspection Recommended Conditions of Approval:	None
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FIRE DEPARTMENT

No comments received to date.

Fire Department Recommended Conditions of Approval:	None
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RECOMMENDED CONDITIONS OF APPROVAL SUMMARY

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

#	DEPARTMENT / AGENCY	CONDITION
1	Committee of Adjustment cofa@vaughan.ca	1. That the applicant's solicitor confirms the legal description of the subject land (easement over servient land). 2. That the applicant provides one full sized hard copy of the deposited plan of reference of the entire land. 3. That the applicant emails an electronic copy of the deposited plan of reference to cofa@vaughan.ca 4. Payment of the Certificate Fee as provided on the City of Vaughan's Committee of Adjustment Fee Schedule.
2	Development Planning Alesia.lamaj@vaughan.ca	TBD
3	Development Engineering Rex.bondad@vaughan.ca	The Applicant shall retain an Ontario Land Surveyor to prepare a Reference Plan, at the Owner's expense. The Reference Plan shall depict all existing and proposed lot boundaries, easements, and conveyances applicable to the Consent application. The Applicant shall submit a draft Reference Plan to the Development Engineering Department for review and approval prior to deposit with the Land Registry Office. Following approval, the Applicant shall register the Reference Plan with the Land Registry Office and submit a copy of the deposited and registered Reference Plan to the Development Engineering Department to satisfy this condition.

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

IMPORTANT INFORMATION – PLEASE READ

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

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

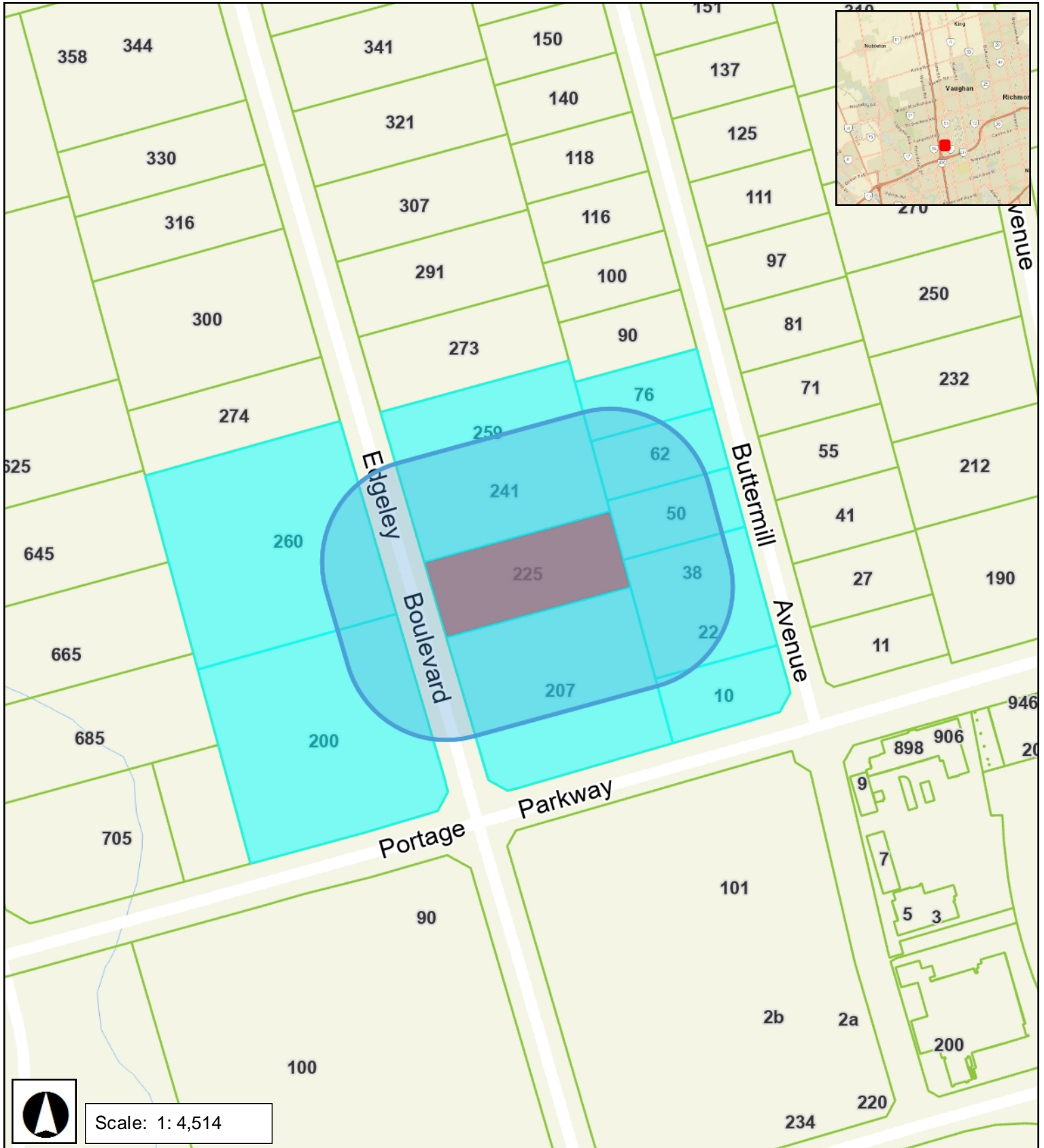
That the payment of the City Development Charge, if required, is payable to the City of Vaughan before issuance of a building permit in accordance with the Development Charges Act and the City's Development Charges By-law in effect at the time of payment.

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

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

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

SCHEDULE A: DRAWINGS & PLANS

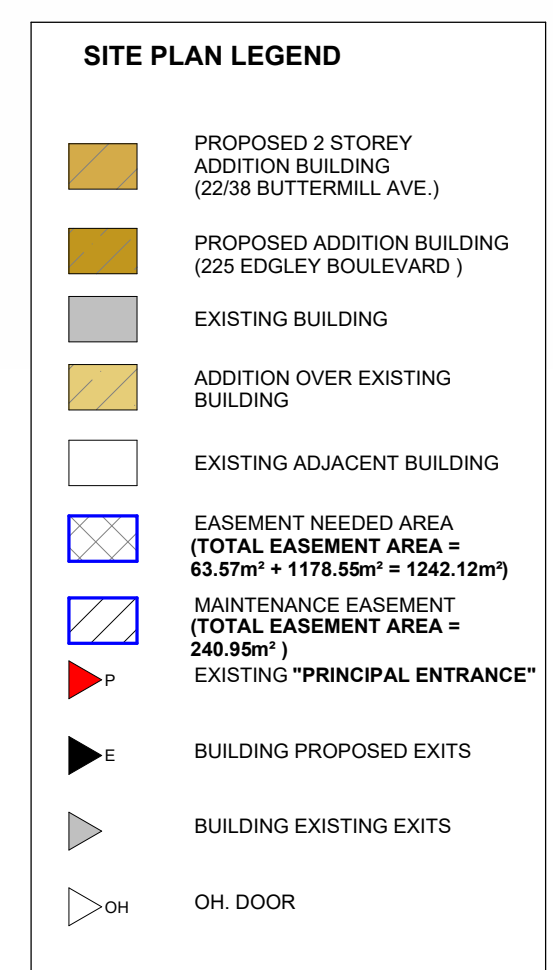


RECEIVED
By andrea buchanan at 2:57 pm, Mar 30, 2026

KEY PLAN



June 6, 2025



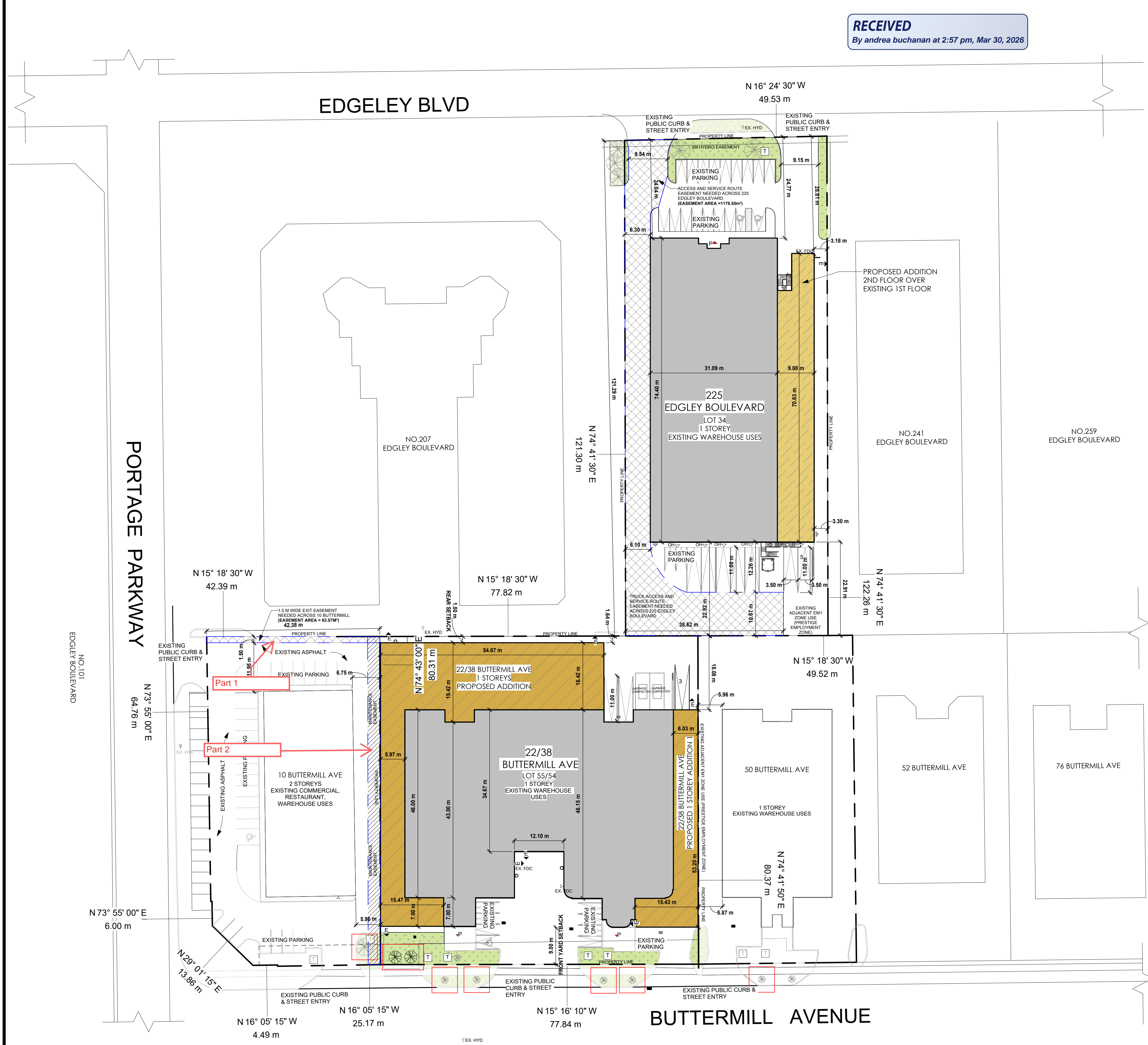
INFORMATION TAKEN FROM

SURVEYOR'S REAL PROPERTY REPORT PART 1) PLAN AND TOPOGRAPHIC DETAIL OF BLOCKS 54 AND 55 AND PART OF BLOCK 56 REGISTERED PLAN 65M-2545 CITY OF VAUGHAN REGIONAL MUNICIPALITY OF YORK SCALE 1:200

VLADIMIR DOSEN SURVEYING, O.L.S.

NOTE: PROPOSED ADDITIONS ARE ON SEPARATE PROPERTY / LOTS. THESE MAYBE OR ARE UNDER SEPARATE OWNERSHIP. SEPARATE AGREEMENTS MAYBE REQUIRED TO DEVELOPE PROPERTIES.

PROPERTY OWNERSHIP		
ADDRESS	LOT	OWNERSHIP
22/38 BUTTERMILL AVE	LOT 55/54	1254560 Ontario Ltd.



1 PROPOSED OVERALL SITE PLAN
A003 1:500

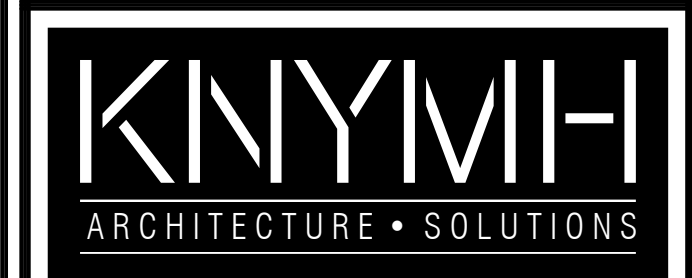
CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS AND COORDINATES BEFORE PROCEEDING WITH WORK.
ALL DRAWINGS MAY BE SUBJECT TO CHANGE DUE TO COMMENTS FROM PROFESSIONAL ENGINEERS AND ARCHITECTS.
ALL DIMENSIONS AND SPECIFICATIONS ARE THE PROPERTY OF THE ARCHITECT AND MUST BE OBSERVED BY THE CONTRACTOR AT ALL TIMES.
THE CONTRACTOR WORKING FROM DRAWINGS NOT SPECIFICALLY MARKED FOR CONTRACTORS MUST ASK FOR FULL EXPLANATIONS FROM THE ARCHITECT BEFORE PROCEEDING WITH ANY WORK.

DRAWING SETS ISSUED	No.	DATE (DD.MM.YY)	BY
FOR SPA COORDINATION	1	2025-06-16	KNYMH
ISSUE FOR PAC MEETING	2	2025-06-19	KNYMH
ISSUE FOR SPA	3	2025-06-26	KNYMH
FOR SPA COORDINATION	4	2025-07-10	KNYMH
WASTE	5	2025-07-18	KNYMH
ISSUED FOR VARIANCE	6	2025-07-24	KNYMH
ISSUED FOR ZONING COR.	7	2025-07-28	KNYMH
ISSUED FOR RECORD	8	2025-08-20	KNYMH
FOR COORDINATION	9	2025-08-20	KNYMH
ISSUED FOR CITY COMMENTS	10	2025-08-26	KNYMH
ISSUED FOR VARIANCE	11	2025-09-08	KNYMH
ISSUE FOR COORDINATION	12	2025-10-31	KNYMH
ISSUE FOR COORDINATION	13	2025-12-12	KNYMH
ISSUE FOR FDN. PERMIT ONLY	14	2025-12-22	KNYMH
ISSUE FOR FDN. PERMIT RESPONSE	15	2026-02-19	KNYMH

ALL PREVIOUS ISSUES OF THIS DRAWING ARE SUPERSEDED

REVISIONS TO DRAWING	No.	DATE (DD.MM.YY)	BY

BUILDING PERMIT NUMBER:
NOT FOR CONSTRUCTION WITHOUT PERMIT



KNYMH INC.
1006 SKYVIEW DRIVE • SUITE 101
BURLINGTON, ONTARIO • L7P 0V1
T 905.639.6595
F 905.639.0394
www.knymh.com info@knymh.com

THIS DOCUMENT IS INCOMPLETE AND MAY BE USED FOR REGULAR APPROVAL, PERMIT OR CONSTRUCTION PURPOSES FOR USE BY CONTRACTORS, SUBCONTRACTORS, OWNER AND OTHER FACTORS TO PROVIDE INPUT TO THE DETERMINATION OF THIS DOCUMENT.

WAREHOUSE ADDITION
22/38 Buttermill Ave.
CONCORD, ONTARIO

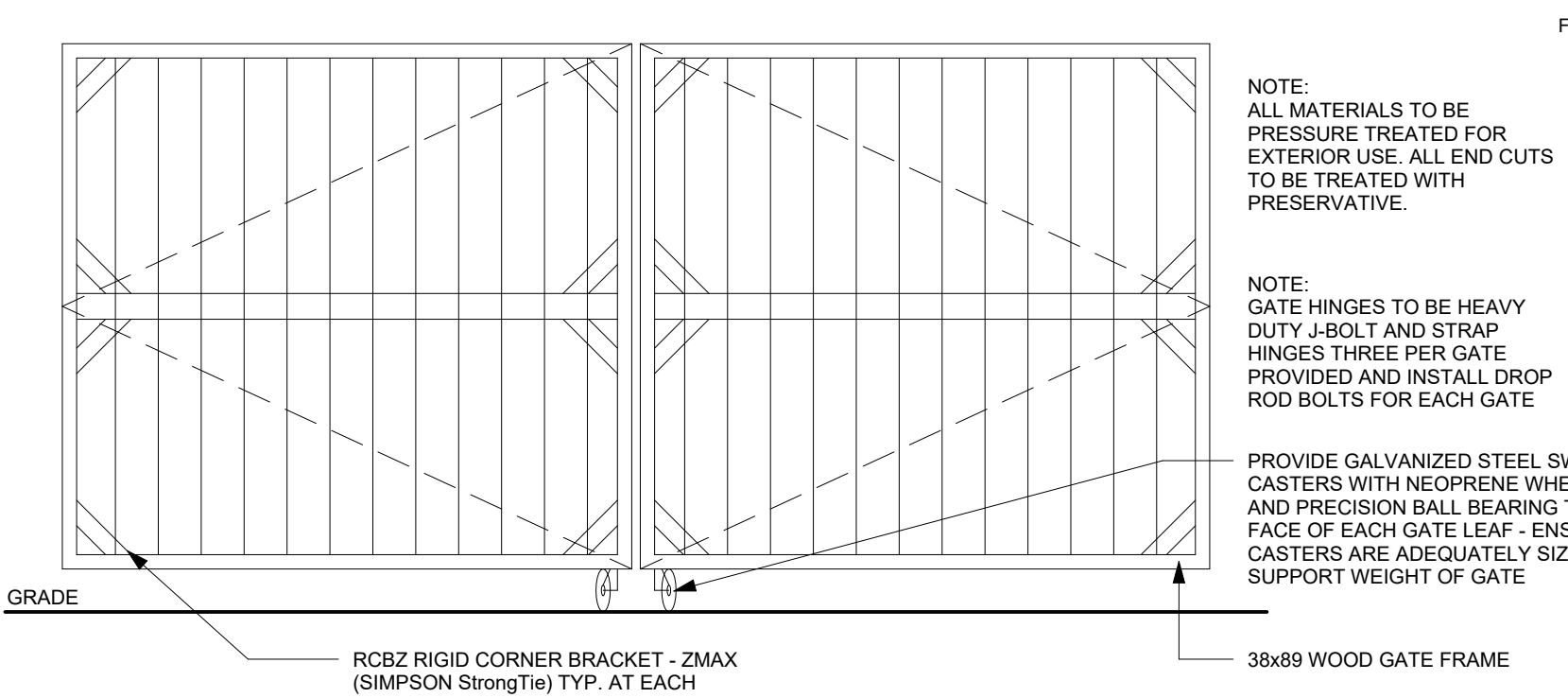
DRAWING SHEET TITLE:
PROPOSED OVERALL SITE PLAN

DRAWING SCALE: As indicated
PROJECT NUMBER: **24008**

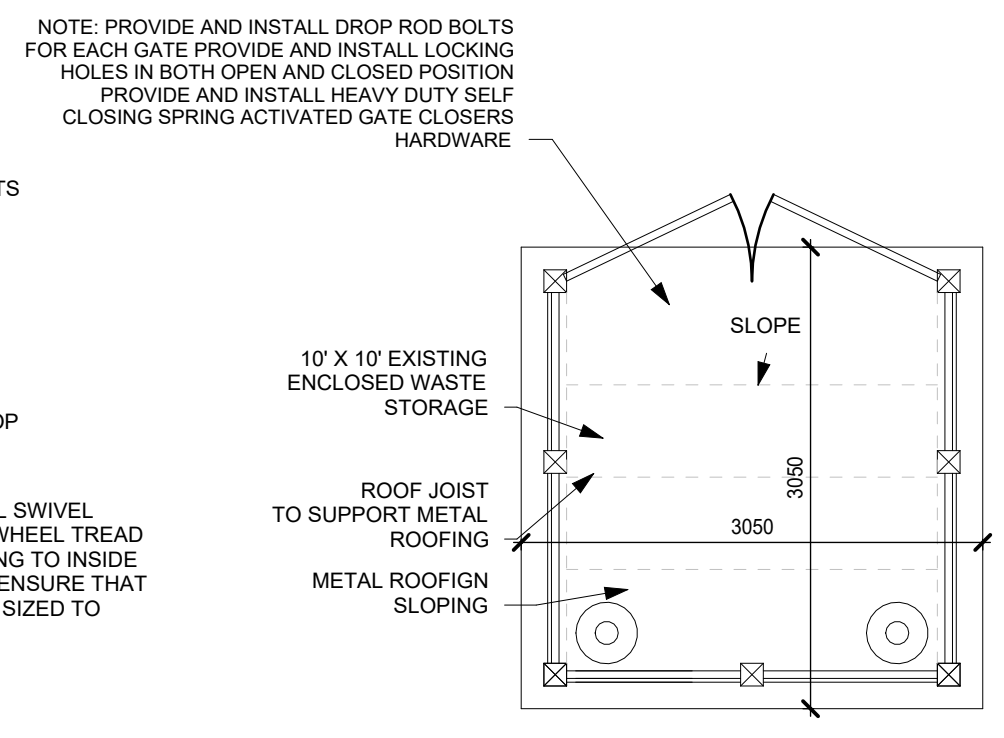
DRAWN BY: Author
CHECKED BY: Checker
DRAWING SHEET NUMBER: **A003**

DRAWING VERSION:
PLOT DATE: 2026-03-24

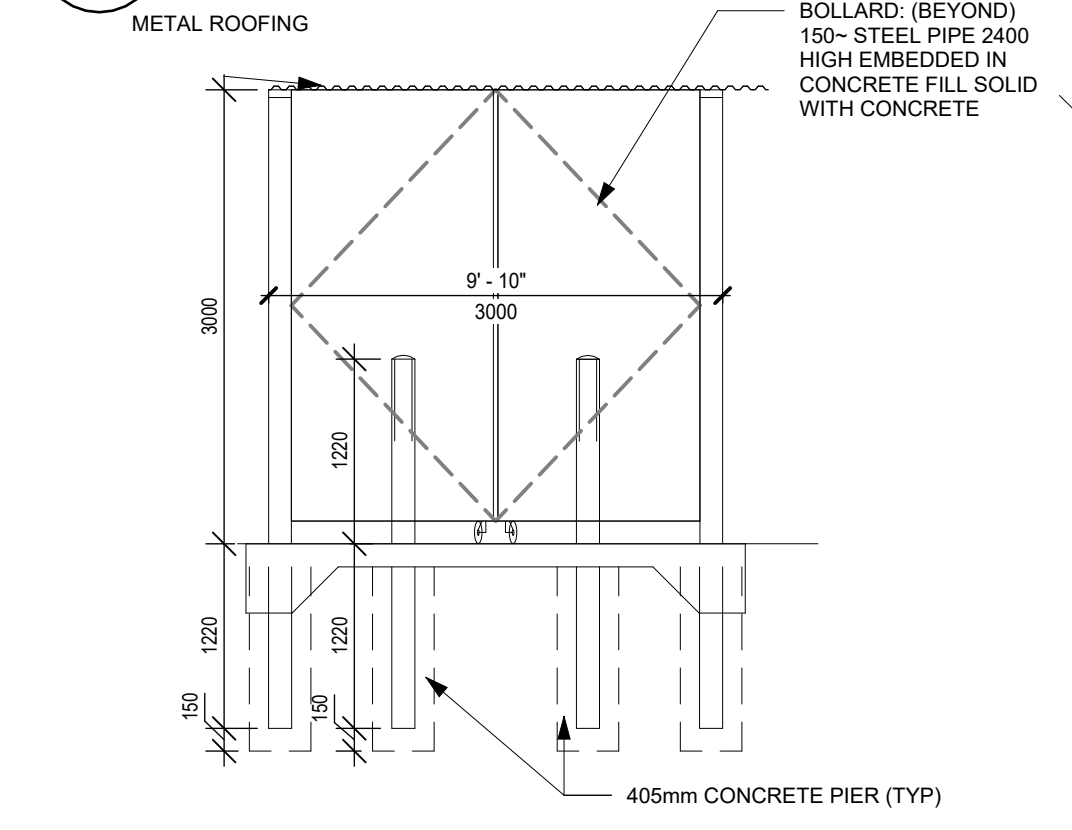
TIMESTAMP: 2026-03-24 13:46:48 PM FILEPATH: C:\Users\Bukhanan\Documents\2026\24008\24008-01-Proposed-Overall-Site-Plan.dwg



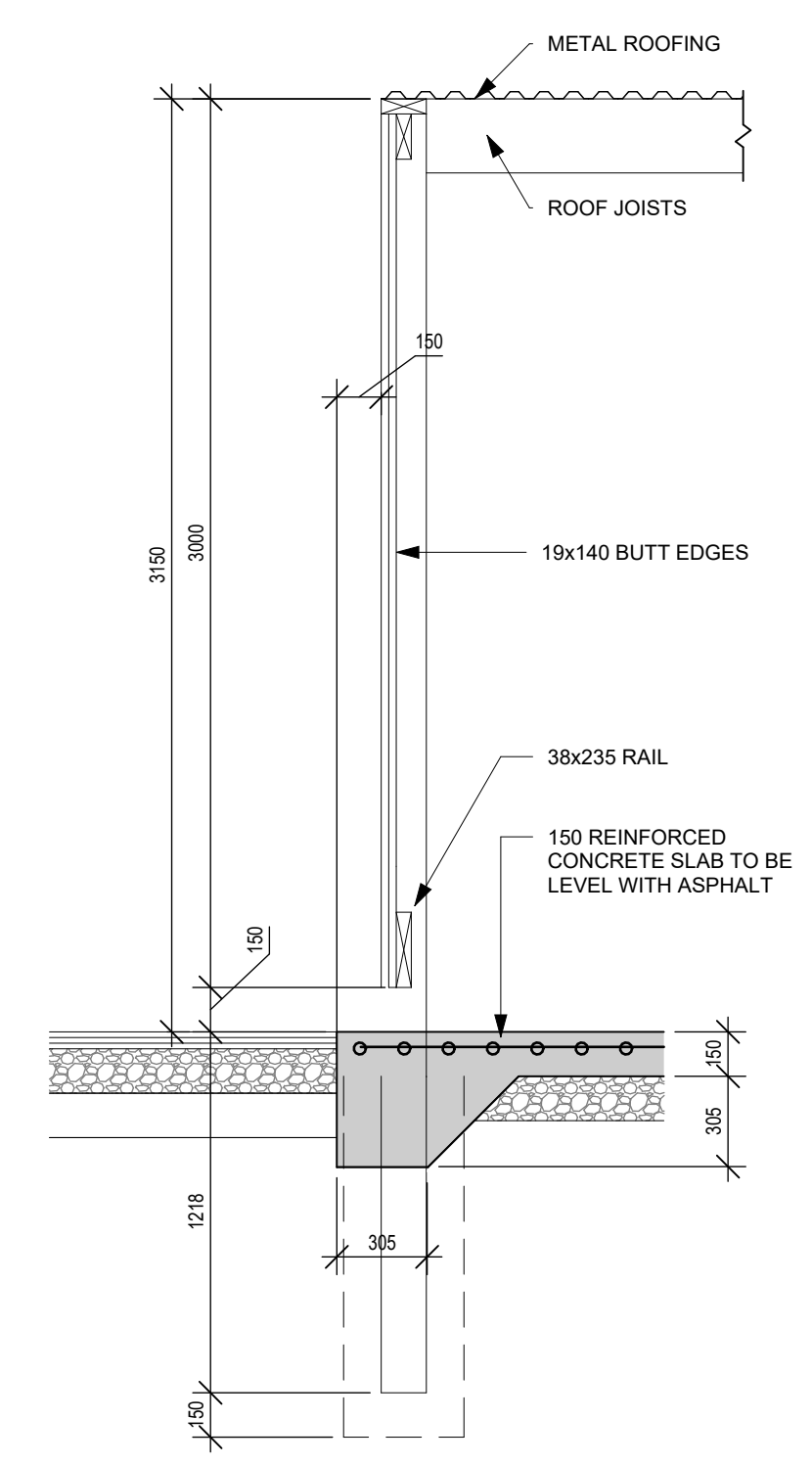
5 GARBAGE ENCLOSURE - ELEV (PART)
A006 1:25



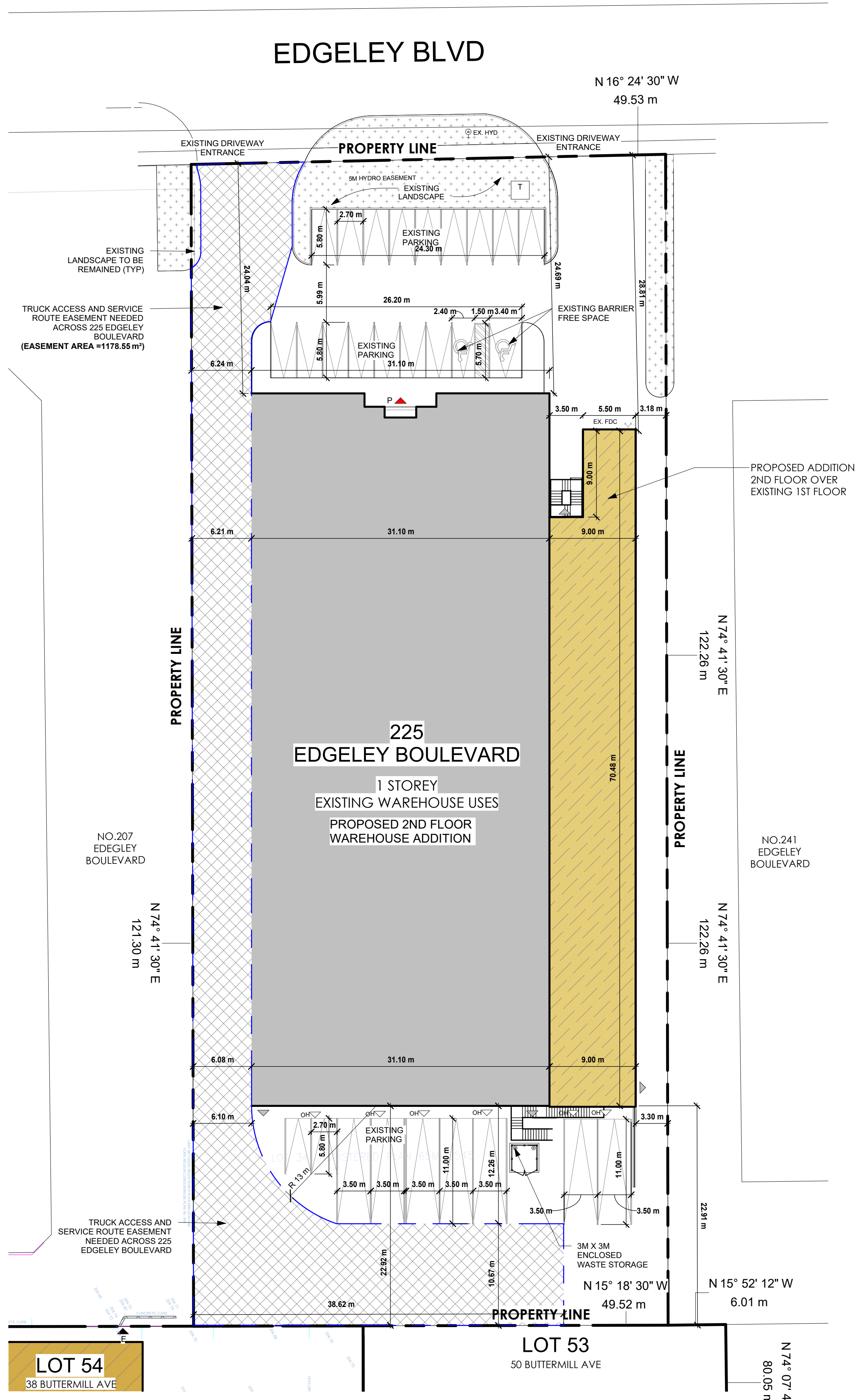
2 GARBAGE ENCLOSURE - PLAN
A006 1:50



3 GARBAGE ENCLOSURE - ELEV
A006 1:50



4 GARBAGE ENCLOSURE - SECTION
A006 1:25



1 PROPOSED SITE PLAN (225 Edgely)
A006 1:300

SITE PLAN LEGEND

- PROPOSED 2 STOREY ADDITION BUILDING (22/38 BUTTERMILL AVE.)
- PROPOSED ADDITION BUILDING (225 EDGELEY BOULEVARD)
- EXISTING BUILDING
- ADDITION OVER EXISTING BUILDING
- EXISTING ADJACENT BUILDING
- EASEMENT NEEDED AREA
- EXISTING "PRINCIPAL ENTRANCE"
- BUILDING PROPOSED EXITS
- BUILDING EXISTING EXITS
- OH. DOOR

SITE STATISTICS 225 EDGELEY BLVD.

SITE AREA			
Name	Area	AREA (AC)	
SITE AREA	6,030.8 m ²	1.49 acres	

LOT COVERAGE			
NAME			%
LOT COVERAGE			48.86%

SETBACK			
	REQUIRED	EXISTING	PROPOSED
LOT LINE FRONT YARD	4.5m	24.12m	24.12m
LOT LINE INTERIOR (EAST)	3.0m	12.30m	1.12m
LOT LINE INTERIOR (WEST)	3.0m	6.10m	6.10m
LOT LINE REAR	7.5m	22.81m	22.81m

GROSS FLOOR AREA (GFA)			
ADDRESS	PHASE	AREA	AREA (ft ²)
225 EDGELEY BOULEVARD	EXISTING	2902 m ²	31240 ft ²
225 EDGELEY BOULEVARD	ADDITION	44 m ²	471 ft ²
TOTAL		2946 m ²	31712 ft ²

BUILDING FLOOR AREA			
DESCRIPTION	AREA (m ²)	AREA (ft ²)	%
EXISTING BUILDING	2,903.0 m ²	31,247.71 ft ²	48.14%
BUILDING ADDITION	43.6 m ²	468.87 ft ²	0.72%
TOTAL LOT COVERAGE	2,946.6 m ²	31,716.58 ft ²	48.86%

BUILDING HEIGHT			
MAX. BLDG HEIGHT	ALLOWED	EXISTING	PROPOSED
	15m	6.35 m	11.11 m

LANDSCAPE COVERAGE			
DESCRIPTION	AREA (m ²)	AREA (ft ²)	%
HARDSCAPE			
EXISTING CONCRETE SIDEWALK	87.0 m ²	936.04 ft ²	1.44%
SOFTSCAPE			
EXISTING LANDSCAPE	220.8 m ²	2,376.86 ft ²	3.66%
TOTAL LANDSCAPE COVERAGE	307.8 m ²	3,312.90 ft ²	5.10%

PARKING SCHEDULE				
DESCRIPTION	QTY	PHASE	CREATED	DIMENSIONS (mm)
				(L) (W)
Type B - Barrier Free - Existing	1	Existing		5800 2400
Standard Parking Spaces - Existing	18	Existing		5700 2700
Type A - Barrier Free - Existing	1	Existing		5800 2400

TRUCK LOADING			
DESCRIPTION	REQUIRED	EXISTING	PROPOSED
TRUCK LOADING BAY 3.5 x 11.0m	3 (TYPE B)	5	5

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ISSUE FOR COORDINATION	12	2025-10-31	KNYMH
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ISSUE FOR FDN. PERMIT ONLY	14	2025-12-22	KNYMH
ISSUE FOR FDN PERMIT RESPONSE	15	2026-02-19	KNYMH

ALL PREVIOUS ISSUES OF THIS DRAWING ARE SUPERSEDED

REVISIONS TO DRAWING	No.	DATE (DD.MM.YY)	BY

BUILDING PERMIT NUMBER:
NOT FOR CONSTRUCTION WITHOUT PERMIT

KNYMH
ARCHITECTURE • SOLUTIONS

KNYMH INC.
1006 SKYVIEW DRIVE • SUITE 101
BURLINGTON, ONTARIO • L7P 0V1
T 905.639.6595
F 905.639.0394
www.knymh.com info@knymh.com

THIS DOCUMENT IS INCOMPLETE AND MAY BE USED FOR REGULAR APPROVAL, PERMIT OR CONSTRUCTION. IT IS FOR USE BY CONTRACTORS, SUBCONTRACTORS, OWNER AND ARCHITECTS TO PROVIDE THEIR INPUT TO THE DETERMINATION OF THIS DOCUMENT.

WAREHOUSE ADDITION

22/38 Buttermill Ave.
CONCORD, ONTARIO

DRAWING SHEET TITLE:
PROPOSED SITE PLAN (225 Edgely)

DRAWING SCALE: As indicated
PROJECT NUMBER: **24008**

DRAWN BY: Author
CHECKED BY: Checker
DRAWING SHEET NUMBER: **A006**

PLOT DATE: 2026-02-19

TIMESTAMP: 2026-02-25 11:16:57 AM FILEPATH: C:\Users\Bakery\Documents\24008 - D:\KnyMH\Bakery\Addition_FDN_Permit\img\title.cvr

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

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

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

Date: March 13th 2026
Attention: **Sean Fitzpatrick**
RE: Request for Comments

File No.: **B006-26**

Related Files:

Applicant Malone Given Parsons Ltd.

Location 225 Edgeley Boulevard



Discover the possibilities

COMMENTS:

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

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

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

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

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

References:

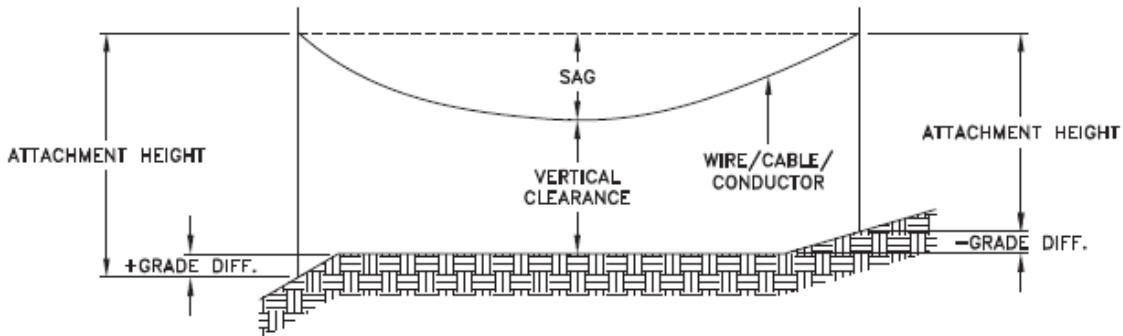
- Ontario Electrical Safety Code, latest edition (Clearance of Conductors from Buildings)
- Ontario Health and Safety Act, latest edition (Construction Protection)
- Ontario Building Code, latest edition (Clearance to Buildings)
- PowerStream (Construction Standard 03-1, 03-4), attached
- Canadian Standards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

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

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

ALECTRA UTILITIES CONTACT INFORMATION		
	EAST (WEST OF KEELE)	EAST (EAST OF KEELE)
Municipality:	Alliston, Aurora, Barrie, Beeton, Bradford West Gwillimbury, Penetanguishene, Thornton, Tottenham, Vaughan (West of Keele)	Markham, Richmond Hill, Vaughan (East of Keele)
Contact Name:	Azadeh Johardar	Randy Mustachi
Title:	Supervisor	Supervisor
Office Address:	161 Cityview Boulevard, Vaughan, ON, L4H 0A9	161 Cityview Boulevard, Vaughan, ON, L4H 0A9
Phone:	416.230.3239	416.902.5162
Email:	Azadeh.Johardar@Alectrautilities.com	Randy.Mustachi@AlectraUtilities.com

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



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

NOTES:

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

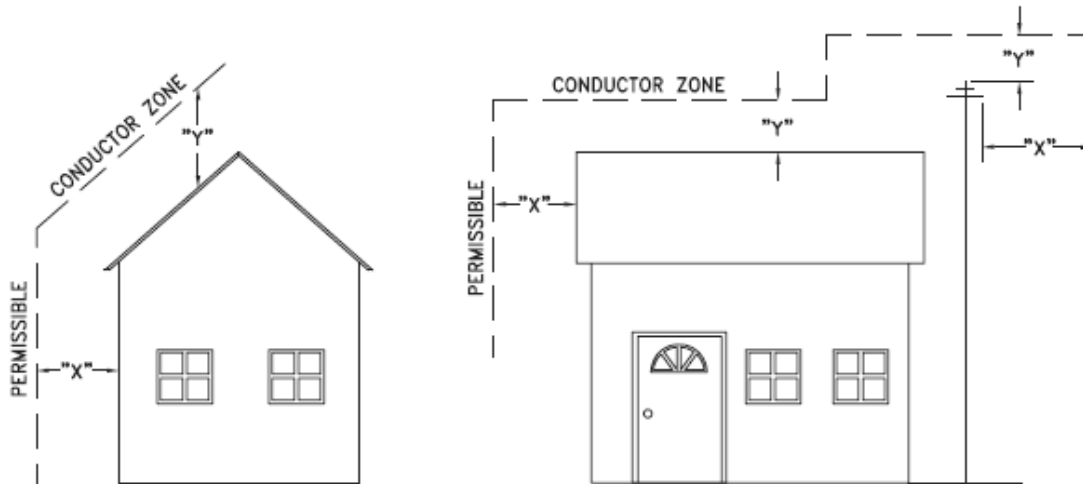
METRIC	IMPERIAL (APPROX)
810cm	27'-0"
760cm	25'-4"
730cm	24'-4"
520cm	17'-4"
480cm	16'-0"
442cm	15'-5"
370cm	12'-4"
340cm	11'-4"
310cm	10'-4"
250cm	8'-4"

SAGS AND TENSIONS	SECTION 02
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MINIMUM VERTICAL CLEARANCES OF WIRES, CABLES AND CONDUCTORS ABOVE GROUND OR RAILS

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

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



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

NOTES

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

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

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

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

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

To: Committee of Adjustment
From: Sean Fitzpatrick, Building Standards Department
Date: March 12, 2026
Applicant: Malone Given Parsons, Ltd.
Location: 225 Edgeley Boulevard
PLAN 65M2545 Block 34
File No.(s): B006/26

Zoning Classification:

The subject lands are zoned EM1, Prestige Employment under Zoning By-law 001-2021, as amended.

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

Conditions of Approval:

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

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

From: [Cameron McDonald](#)
To: [Committee of Adjustment Mailbox](#)
Subject: [External] RE: B006/26 - 225 EDGELEY BLVD - REQUEST FOR COMMENTS, CITY OF VAUGHAN
Date: March-11-26 2:52:14 PM
Attachments: [image001.png](#)

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

Hello,

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

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

Regards,

Cameron McDonald

Planner I

Development Planning and Permits | Development and Engineering Services

T: [\(416\) 661-6600](tel:(416)661-6600)

E: cameron.mcdonald@trca.ca

A: [5 Shoreham Drive, Toronto, ON, M3N 1S4](#) | trca.ca



From: [Development Services](#)
To: [Committee of Adjustment Mailbox](#)
Subject: [External] RE: B006/26 - 225 EDGELEY BLVD - REQUEST FOR COMMENTS, CITY OF VAUGHAN
Date: March-12-26 12:07:25 PM

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

Good afternoon,

The Regional Municipality of York has reviewed the above consent for easement and has no comment.

Regards,

Gabrielle

Gabrielle Hurst MCIP, RPP

Associate Development Specialist, Development Services, Economic and Development Services Branch
Corporate Services Department

The Regional Municipality of York | 17250 Yonge Street | Newmarket, ON L3Y 8V3

O: 905-830-4444 ext. 71538 | developmentservices@york.ca |

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

For more information check us out at www.york.ca/developmentservices

SCHEDULE C: PUBLIC & APPLICANT CORRESPONDENCE

Correspondence Type	Name	Address	Date Received (mm/dd/yyyy)	Summary
Applicant			03/20/2026	Application Cover Letter

March 16, 2026

MGP File: 25-3465

Committee of Adjustment
City of Vaughan
2141 Major Mackenzie Drive
Vaughan, ON L6A 1T1

via City of Vaughan Committee of Adjustment Online Submission

**Attention: Ms. Christine Vigneault
Secretary-Treasurer, Committee of Adjustment**

Dear Members of Committee:

**RE: Consent Application B006/26
225 Edgeley Blvd in favour of 22 & 38 Buttermill Ave, City of Vaughan**

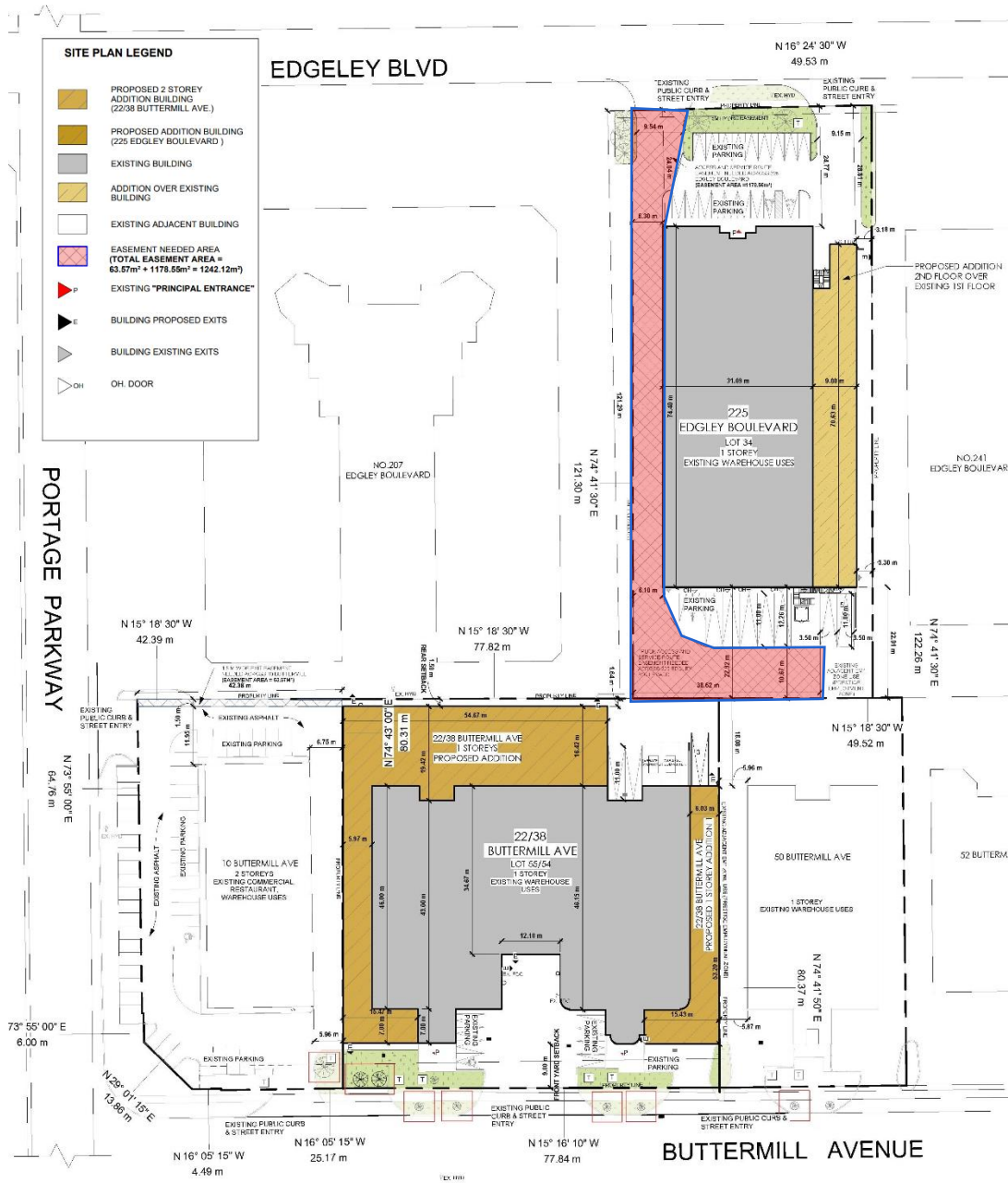
Malone Given Parsons Ltd. (“MGP”) is the planning consultant for the owner of 22/38 Buttermill Avenue and 225 Edgeley Boulevard, Vaughan, located north of Portage Parkway between Edgeley Boulevard and Buttermill Avenue. (the “Subject Properties” or “Site” – See Table 1 and Figure 1). DiManno Bakery owns and operates a commercial bakery out of these properties and needs to expand the building to support its continued operations.

Table 1: Property Ownership

Parcel Type	Address	Owner	Legal Description
Dominant Parcel	22 & 38 Buttermill Avenue	1254560 Ontario Ltd.	FIRSTLY: BLK 54, PL 65M2545; S/T LT438459, LT445514; S/T LT416884; VAUGHAN; SECONDLY: BLK 55, PL 65M2545; S/T LT438464; S/T LT445519; S/TLT416884; VAUGHAN
Servient Parcel	225 Edgeley Boulevard	225 Edgeley Inc.	PCL 34-1 SEC 65M2545; BLK 34 PL 65M2545; S/T LT416884 CITY OF VAUGHAN

On behalf of the owners, MGP has submitted a consent application B006/26 to place an access easement over 225 Edgeley Blvd in favour of 22 & 38 Buttermill Avenue. This application follows approval of minor variances A108/25 and A109/25 to City of Vaughan Zoning By-law 001-2021 to facilitate the expansion of the existing DiManno Bakery industrial / warehouse buildings. These applications were approved by the Committee of Adjustment on October 9, 2025. As part of the minor variance applications, loading and garbage access for both properties will be provided through 225 Edgeley by way of an easement to accommodate the expansion for the Buttermill buildings. Additional pedestrian access for 22 & 38 Buttermill will also be provided through 10 Buttermill by way of an easement and will be dealt with through a separate application (B008/26).

Figure 1: Overall Site Plan – Warehouse Expansions and Easement



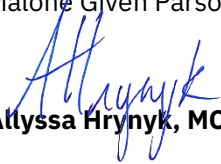
Source: KNYMH Inc. (2026)

A zoning review was conducted to ensure no other variances or relief was required to permit the development at the time of the Minor Variance applications.

A consent application fee of \$4,809.00 has been paid to the City via the AMANDA portal.

We trust this information is sufficient to support the application and request to be scheduled on the earliest Committee of Adjustment agenda. Should you have any questions, please contact the undersigned.

Yours very truly,
Malone Given Parsons Ltd.



Allyssa Hrynyk, MCIP, RPP, AICP, BES, MUDS

Associate

cc. Client

SCHEDULE D: BACKGROUND

Application No. (City File)	Application Description (i.e. Minor Variance Application; Approved by COA / OLT)
A108/25	Approved by COA on October 9, 2025
A109/25	Approved by COA on October 9, 2025
A203/18	Approved by COA on January 10, 2019

NOTICE OF DECISION
MINOR VARIANCE APPLICATION A108/25
 Section 45 of the Planning Act, R.S.O, 1990, c.P.13

DATE OF HEARING:	Thursday, October 9, 2025
APPLICANT:	1254560 Ontario Limited
AGENT:	Malone Given Parsons, Ltd.
PROPERTY:	22-38 Buttermill Avenue, Concord
ZONING DESIGNATION:	See below.
VAUGHAN OFFICIAL PLAN (2010) DESIGNATION:	Vaughan Official Plan 2010 ('VOP 2010'): "Prestige Employment"
RELATED DEVELOPMENT APPLICATIONS:	N/A
PURPOSE OF APPLICATION:	Relief from the zoning by-law is being requested to permit a proposed addition to the existing one-storey warehouse.

The following variances have been requested from the City's Zoning By-law to accommodate the above proposal:

The subject lands are zoned EM1 – Prestige Employment Zone under Zoning By-law 001-2021, as amended.

#	Zoning By-law 001-2021	Variance requested
1	A minimum rear yard of 7.5 metres is required. [Table 11-3]	To permit a minimum rear yard of 1.5 metres.
2	A minimum interior side yard of 3.0 metres is required. [Table 11-3]	To permit a minimum interior side yard of 0.0 metres.
3	A maximum lot coverage of 60% is permitted. [Table 11-3]	To permit a maximum lot coverage of 75%

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

THAT Application No. **A108/25** for 22-38 Buttermill Avenue, Concord be **APPROVED**, in accordance with the drawings and plans submitted with the application and subject to the following conditions:

#	DEPARTMENT / AGENCY	CONDITION(S) DESCRIPTION
All conditions of approval, unless otherwise stated, are considered to be incorporated into the approval "if required". If a condition is no longer required after an approval is final and binding, the condition may be waived by the respective department or agency requesting conditional approval. A condition cannot be waived without written consent from the respective department or agency.		
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 (see condition chart below for contact). 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.		
1	Development Planning alyssa.pangilinan@vaughan.ca	1. The Owner shall apply for and obtain a Consent Application to the City of Vaughan for the required easements. 2. The Committee of Adjustment's decision on the Consent Application shall be final and binding, and

#	DEPARTMENT / AGENCY	CONDITION(S) DESCRIPTION
		3. the Owner shall clear any conditions of approval imposed by the Committee of Adjustment.
2	Development Engineering Rex.bondad@vaughan.ca	The applicant must provide a comprehensive Grading Plan that demonstrates the proposed building expansion will preserve existing drainage performance and ensure proper stormwater management without causing flooding impacts to neighboring properties. The Grading and Servicing Plan must include roof drainage design for the proposed two-storey addition, showing downspout locations, roof drain connections, and stormwater conveyance to appropriate discharge points. Please provide the Grading and Servicing Plan by email to rex.bondad@vaughan.ca .
3	Parks, Forestry and Horticulture Operations kari.sthyrhansen@vaughan.ca	The Applicant/owner shall obtain a "Private Property Tree Protection Permit - Construction or Infill" through the forestry division prior to any construction works on the subject property.

REASONS:

This application is approved, as it is the opinion of the Committee that, with the above noted conditions of approval, this application meets all four tests under Section 45(1) of the Planning Act:

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

PUBLIC WRITTEN & ORAL SUBMISSIONS

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

WRITTEN SUBMISSIONS:

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

ORAL SUBMISSIONS:

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

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

WRITTEN SUBMISSIONS RECEIVED PAST DEADLINE:

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

IMPORTANT INFORMATION

Making any changes to your proposal/development after a decision has been made may impact the validity of the Committee's decision.

An approval obtained from the Committee of Adjustment, where applicable, is tied to the building envelope shown on the plans and drawings attached to this decision.

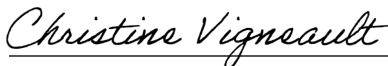
A building envelope is defined by the setbacks of the buildings and/or structures shown on the plans and drawings submitted with the application, as required by Ontario Regulation 200/96. Future development outside of an approved building envelope, where a minor variance was obtained, must comply with the provisions of the City's Zoning By-law.

Elevation drawings are provided to reflect the style of roof (i.e. flat, mansard, gable etc.) to which a building height variance has been applied. Where a height variance is approved, building height is applied to the style of roof (as defined in the City's Zoning By-law) shown on the elevation plans submitted with the application.

Architectural design features that are not regulated by the City's Zoning By-law are not to be considered part of an approval unless specified in the Committee's decision.

MEMBERS PRESENT WHO CONCUR IN THIS DECISION:

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

DATE OF HEARING:	October 9, 2025
DATE OF NOTICE:	October 16, 2025
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.	October 29, 2025 4:30 p.m.
CERTIFICATION: I hereby certify that this is a true copy of the decision of the City of Vaughan’s Committee of Adjustment and this decision was concurred in by a majority of the members who heard the application.  _____ Christine Vigneault Manager Development Services & Secretary Treasurer to the Committee of Adjustment	

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

The applicant, the Minister or a **specified person** or public body that has an interest in the matter may within 20 days of the making of the decision appeal to the Tribunal against the decision of the committee by filing with the secretary-treasurer of the committee a notice of appeal setting out the objection to the decision and the reasons in support of the objection accompanied by payment to the secretary-treasurer of the fee charged by the Tribunal as payable on an appeal from a committee of adjustment to the Tribunal.

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

Please email and courier all appeals and prescribed fees to:

Office of the City Clerk - Committee of Adjustment
 2141 Major Mackenzie Drive
 Vaughan Ontario, L6A 1T1
cofa@vaughan.ca

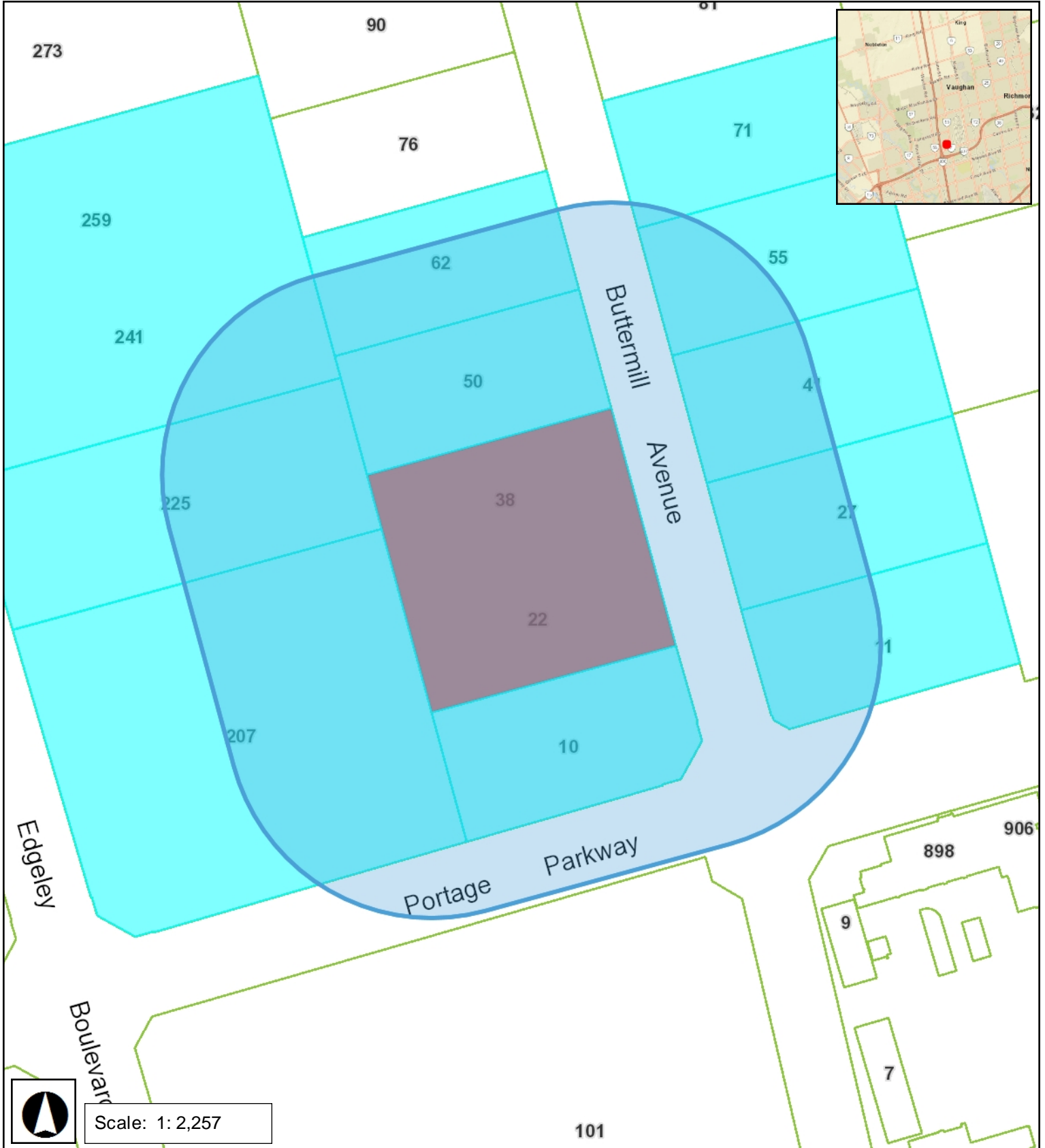
If you have questions regarding the appeal process, please email cofa@vaughan.ca

Appeal Fees & Forms

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

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

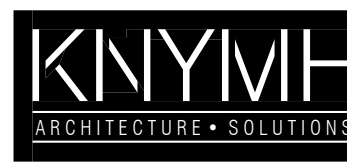
*Please note that all fees are subject to change.



Project
WAREHOUSE ADDITION
 22& 38 Buttermill Ave. CONCORD , ONTARIO

Owner
Di Manno Bakery
 Concord, ON L4K 3X4
 Ph 905.761.5500

Planner

Architect
 **KNYMH Inc.**
 1006 Skyview Drive, Suite 101, Burlington, ON L7P 0V1
 Ph 905.639.6595 Fax 905.639.0394

Structural Engineer

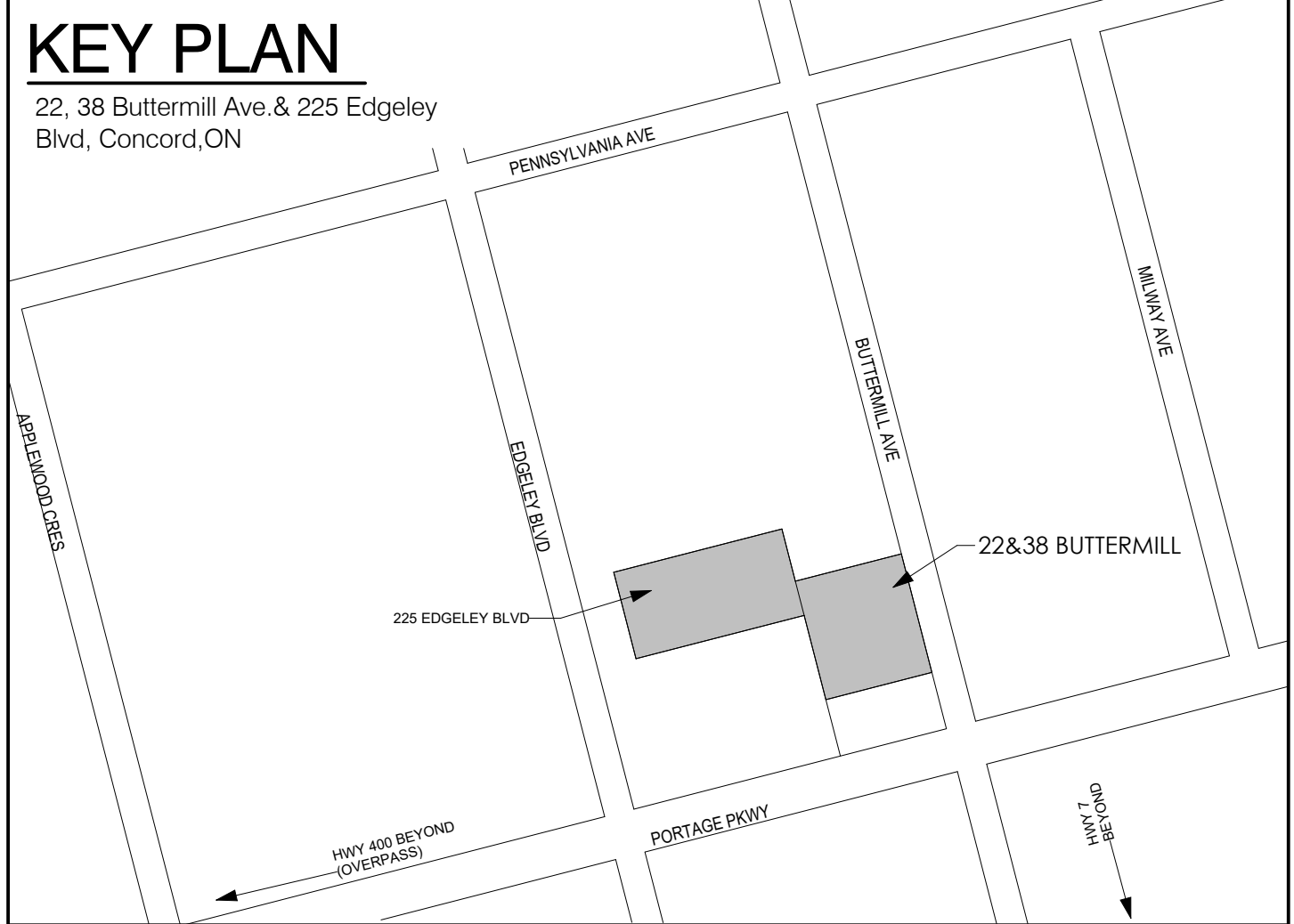
Mech. Engineer

Elec. Engineer

Civil Engineer

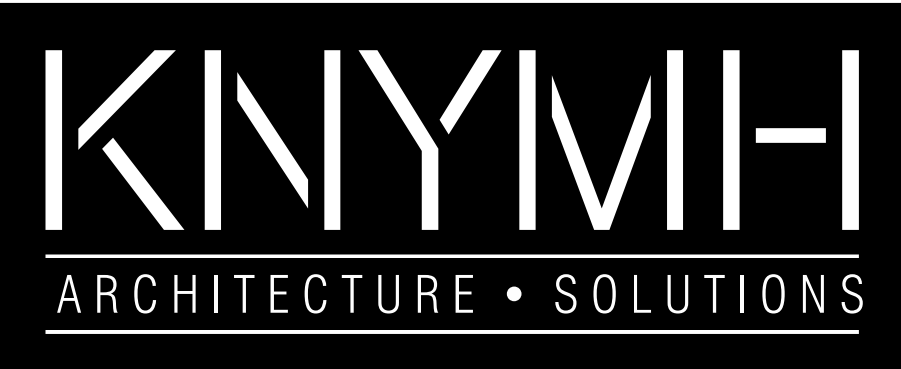
Surveyor

RECEIVED
 By russog at 8:49 am, Sep 10, 2025



DRAWING ISSUE LIST
 ARCHITECTURAL DRAWING SET

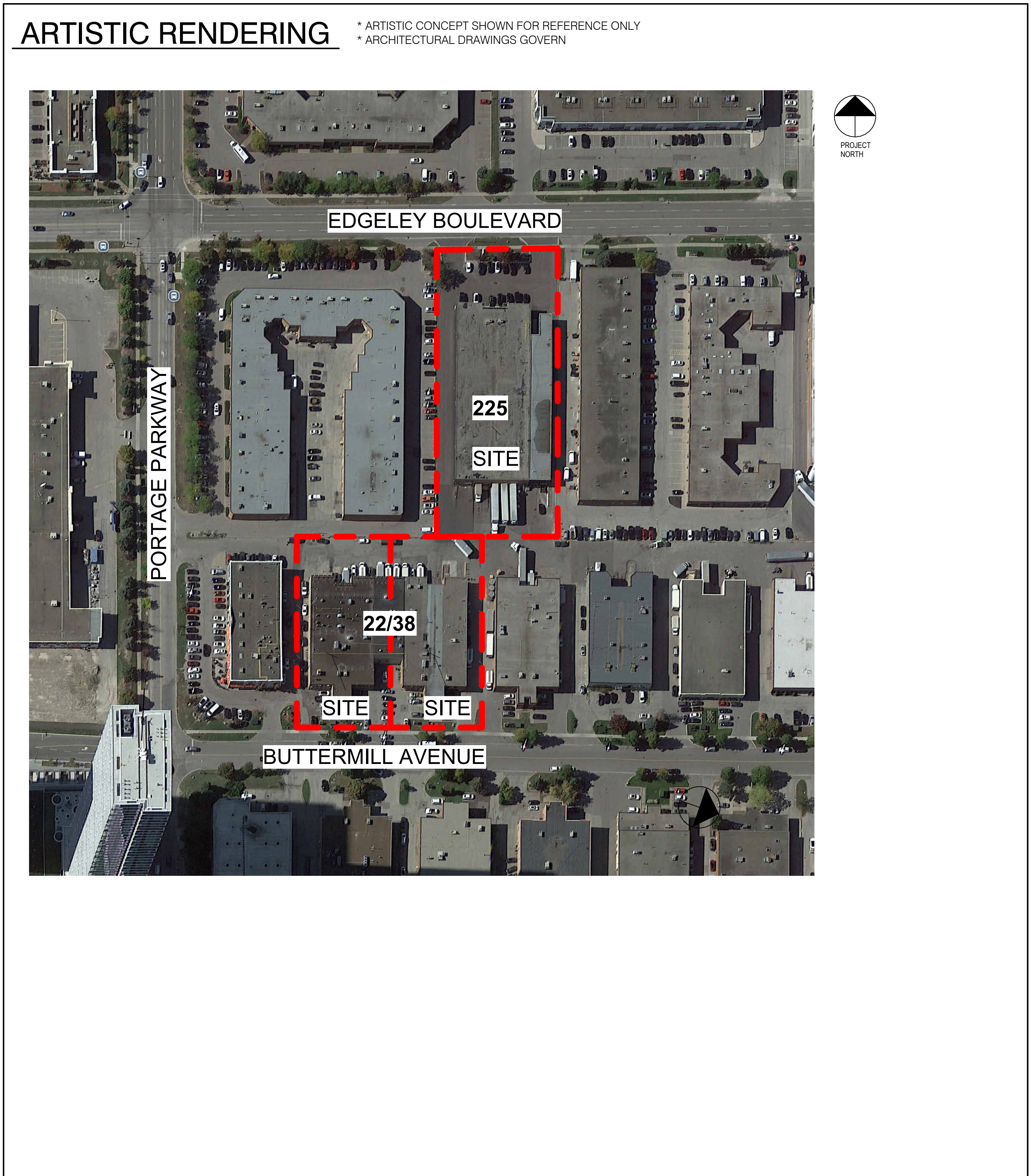
No.	(DD.MM.YY)	PRINTS ISSUED
1.	2025-06-16	FOR SPA COORDINATION
2.	2025-06-19	ISSUE FOR PAC MEETING
3.	2025-06-26	ISSUE FOR SPA
4.	2025-07-10	FOR SPA COORDINATION
5.	2025-07-18	WASTE
6.	2025-07-24	ISSUED FOR VARIANCE
7.	2025-07-28	ISSUED FOR ZONING COR.
8.	2025-08-20	ISSUED FOR RECORD
9.	2025-08-20	FOR COORDINATION
10.	2025-08-26	ISSUED FOR VARIANCE
11.	2025-09-08	ISSUED FOR VARIANCE



KNYMH INC.
 1006 SKYVIEW DRIVE • SUITE 101
 BURLINGTON, ONTARIO • L7P 0V1
 P 905.639.6595
 F 905.639.0394

www.knymh.com info@knymh.com

BUILDING PERMIT NUMBER:
 NOT FOR CONSTRUCTION WITHOUT PERMIT



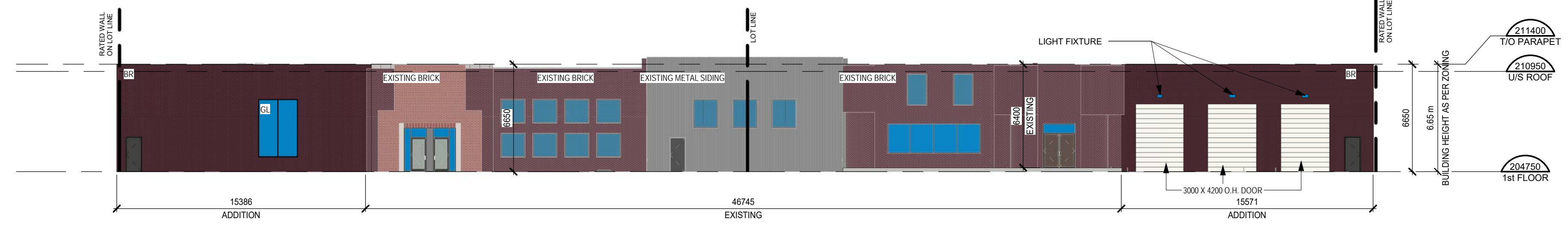
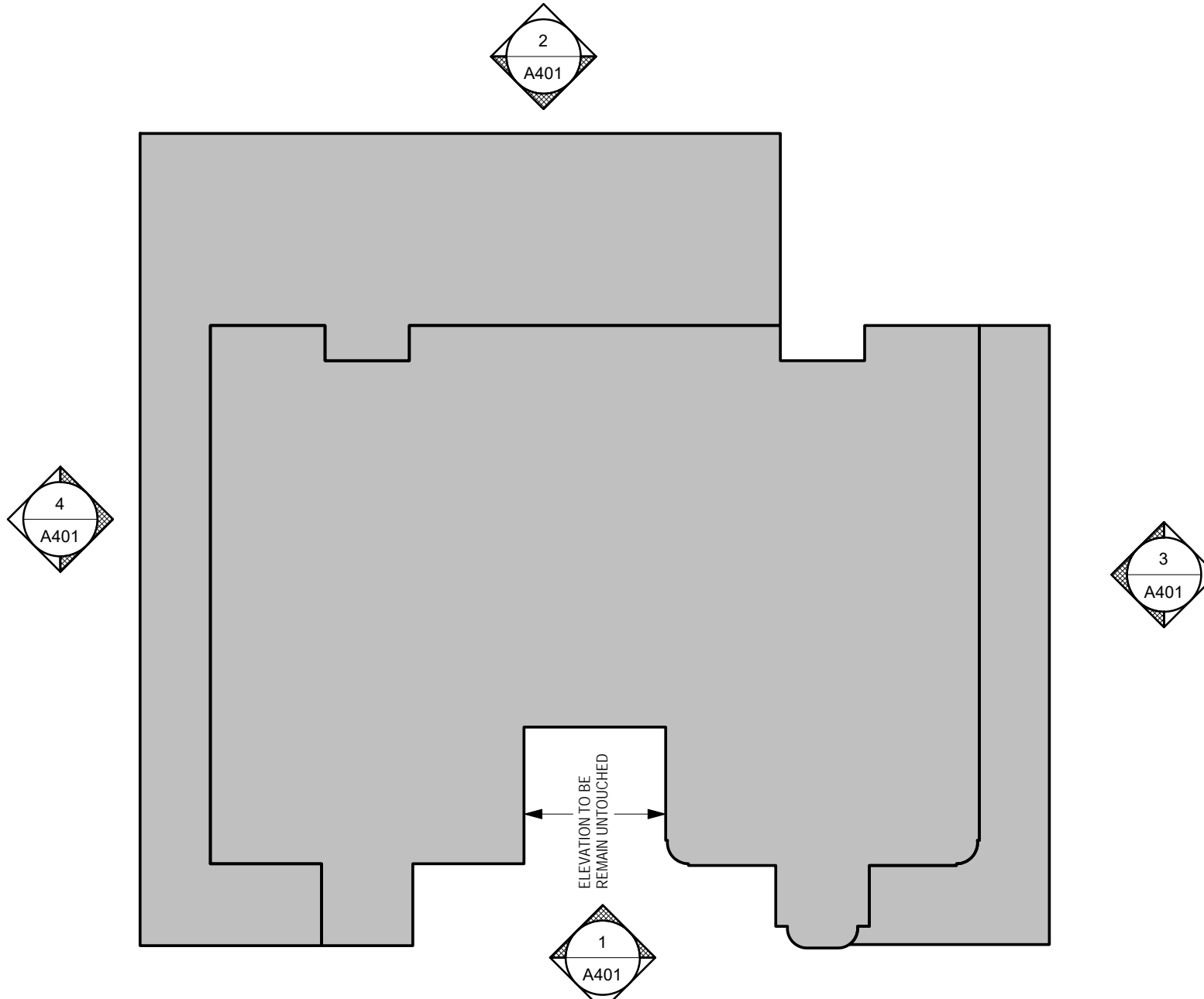
DRAWING LIST
 ARCHITECTURAL DRAWINGS

SHEET	NAME	ISSUED DATE
A000.0	COVER	2025-09-08
A001	OVERALL EXISTING CONTEXT PLAN	2025-09-08
A002	DEMOLITION OVERALL SITE PLAN	2025-09-08
A003	PROPOSED OVERALL SITE PLAN	2025-09-08
A004	PROPOSED SITE PLAN (22/38 Buttermill Ave)	2025-09-08
A006	PROPOSED SITE PLAN (225 Edgeley)	2025-09-08
A010	ARCHITECTURAL DRAWING INFORMATION	2025-09-08
A011	ARCHITECTURAL DRAWING INFORMATION	2025-09-08
A200	EXISTING FLOOR PLAN	2025-09-08
A202	ADDITION 1st FLOOR PLAN	2025-09-08
A207	EXISTING PLAN (225 EDGELEY BLVD)	2025-09-08
A209	FLOOR PLAN (225 EDGELEY BLVD)	2025-09-08
A401	PROPOSAL ELEVATIONS - 22/38 BUTTERMILL AVE.	2025-09-08
A403	ELEVATIONS & SECTION - EDGELEY BLVD	2025-09-08

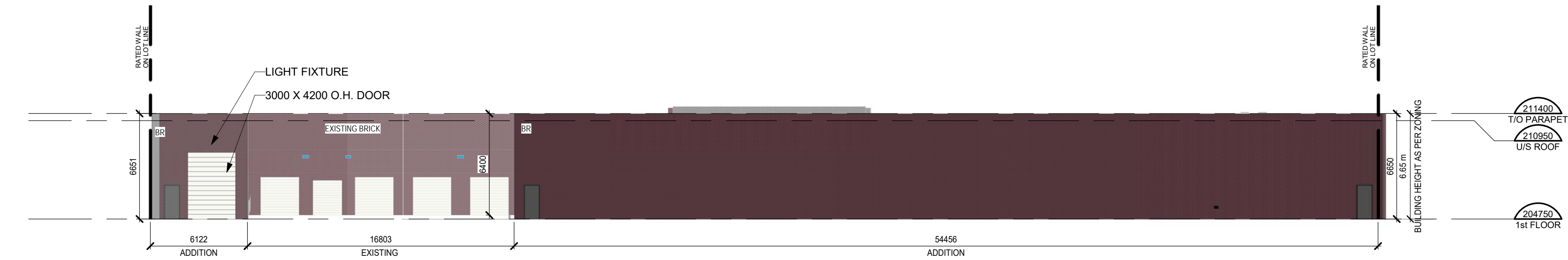
PROJECT: WAREHOUSE ADDITION - 22, 38 Buttermill Ave. & 225
Edgeley Blvd, Concord, ON
ISSUE: ISSUED FOR VARIANCE - 2025-09-08
PROJECT NO. 24008

LEGEND	
PC1	PRECAST PANEL COLOUR 1
GL	GLAZING
BR	BRICK

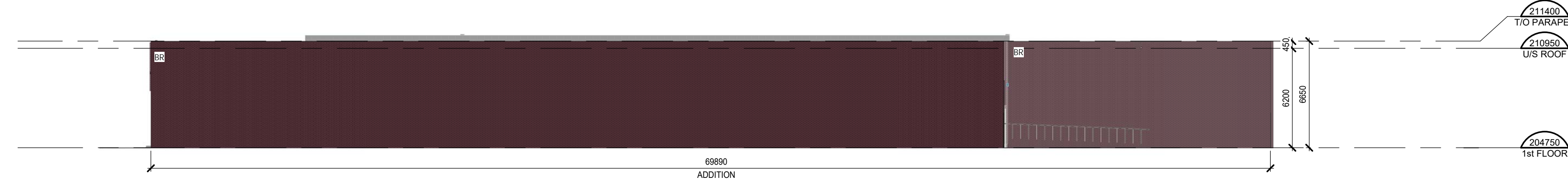
PROPOSAL ELEVATION KEY PLAN



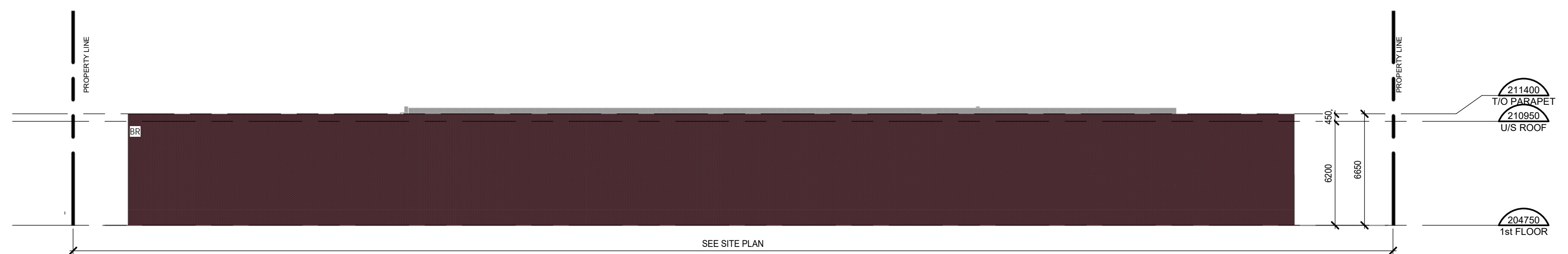
1 SOUTH ELEVATION
A401 1 : 200



2 NORTH ELEVATION
A401 1 : 200



3 EAST ELEVATION
A401 1 : 200



4 WEST ELEVATION
A401 1 : 200

CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS AND JOB CONDITIONS BEFORE PROCEEDING WITH WORK
ALL DRAWINGS MAY BE TO BE SUBJECT TO CHANGE DUE TO COMMENTS FROM MUNICIPAL DEPARTMENTS AND OTHER AGENCIES WITH AUTHORITY
ALL DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF THE ARCHITECTS AND MUST BE RETURNED AT THE COMPLETION OF THE WORK
THE CONTRACTOR WORKING FROM DRAWINGS NOT SPECIFICALLY MARKED FOR CONSTRUCTION MUST ASSUME FULL RESPONSIBILITY AND BEAR COSTS FOR ANY CORRECTIONS OR DAMAGES RESULTING FROM HIS OR HER WORK

KEY TO DETAIL LOCATION	
No.	DETAIL NUMBER
No.	DRAWING SHEET NUMBER

DRAWING SETS ISSUED	No.	DATE (DD,MM,YY)	BY
FOR SPA COORDINATION	1	2025-06-16	KNYMH
ISSUE FOR PAC MEETING	2	2025-06-19	KNYMH
ISSUE FOR SPA	3	2025-06-26	KNYMH
FOR SPA COORDINATION	4	2025-07-10	KNYMH
WASTE	5	2025-07-18	KNYMH
ISSUED FOR VARIANCE	6	2025-07-24	KNYMH
ISSUED FOR ZONING COR.	7	2025-07-28	KNYMH
ISSUED FOR RECORD	8	2025-08-20	KNYMH
FOR COORDINATION	9	2025-08-20	KNYMH
ISSUED FOR CITY COMMENTS	10	2025-08-26	KNYMH
ISSUED FOR VARIANCE	11	2025-09-08	KNYMH

REVISIONS TO DRAWING	No.	DATE (DD,MM,YY)	BY
NOT FOR CONSTRUCTION			

BUILDING PERMIT NUMBER:
NOT FOR CONSTRUCTION WITHOUT PERMIT

KNYMH
ARCHITECTURE • SOLUTIONS

KNYMH INC.
1006 SKYVIEW DRIVE • SUITE 101
BURLINGTON, ONTARIO • L7P 0V1
T 905.639.6595
F 905.639.0394
www.knymh.com info@knymh.com



WAREHOUSE ADDITION
22/38 Buttermill Ave.
CONCORD, ONTARIO

DRAWING SHEET TITLE:
PROPOSAL ELEVATIONS - 22/38 BUTTERMILL AVE.

DRAWING SCALE: As indicated
PROJECT NUMBER: **24008**

DRAWN BY: Author
CHECKED BY: Checker
DRAWING SHEET NUMBER: **A401**
DRAWING VERSION: 000
PLOT DATE: 2025-09-08

NOTICE OF DECISION
MINOR VARIANCE APPLICATION A109/25
 Section 45 of the Planning Act, R.S.O, 1990, c.P.13

DATE OF HEARING:	Thursday, October 9, 2025
APPLICANT:	225 Edgeley Inc.
AGENT:	Malone Given Parsons, Ltd.
PROPERTY:	225 Edgeley Boulevard, Concord
ZONING DESIGNATION:	See below.
VAUGHAN OFFICIAL PLAN (2010) DESIGNATION:	Vaughan Official Plan 2010 ('VOP 2010'): "General Employment"
RELATED DEVELOPMENT APPLICATIONS:	N/A
PURPOSE OF APPLICATION:	Relief from the Zoning By-law is being requested to permit an addition to the existing industrial building.

The following variances have been requested from the City's Zoning By-law to accommodate the above proposal:

The subject lands are zoned EM1 – Prestige Employment Zone under Zoning By-law 001-2021, as amended.

#	Zoning By-law 001-2021	Variance requested
1	A minimum interior side yard of 3.0 metres is required. [Table 11-3]	To permit a minimum side yard (north side) of 1.5 metres.

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

THAT Application No. **A109/25** for 225 Edgeley Boulevard, be **APPROVED**, in accordance with the drawings and plans submitted with the application and subject to the following conditions:

#	DEPARTMENT / AGENCY	CONDITION(S) DESCRIPTION
<p>All conditions of approval, unless otherwise stated, are considered to be incorporated into the approval "if required". If a condition is no longer required after an approval is final and binding, the condition may be waived by the respective department or agency requesting conditional approval. A condition cannot be waived without written consent from the respective department or agency.</p> <p>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 (see condition chart below for contact). 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.</p>		
1	Development Planning alyssa.pangilinan@vaughan.ca	1. The Owner shall apply for and obtain a Consent Application to the City of Vaughan for the required easements. 2. The Committee of Adjustment's decision on the Consent Application shall be final and binding, and 3. the Owner shall clear any conditions of approval imposed by the Committee of Adjustment.
2	Development Engineering Rex.bondad@vaughan.ca	The applicant must provide a comprehensive Grading Plan that demonstrates the proposed

#	DEPARTMENT / AGENCY	CONDITION(S) DESCRIPTION
3	Parks, Forestry and Horticulture Operations kari.sthyrhansen@vaughan.ca	building expansion will preserve existing drainage performance and ensure proper stormwater management without causing flooding impacts to neighboring properties. The Grading and Servicing Plan must include roof drainage design for the proposed 2nd-storey addition, showing downspout locations, roof drain connections, and stormwater conveyance to appropriate discharge points. Please provide the Grading and Servicing Plan by email to rex.bondad@vaughan.ca . The Applicant/owner shall obtain a "Private Property Tree Protection Permit - Construction or Infill" through the forestry division prior to any construction works on the subject property.

REASONS:

This application is approved, as it is the opinion of the Committee that, with the above noted conditions of approval, this application meets all four tests under Section 45(1) of the Planning Act:

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

PUBLIC WRITTEN & ORAL SUBMISSIONS

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

WRITTEN SUBMISSIONS:

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

ORAL SUBMISSIONS:

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

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

WRITTEN SUBMISSIONS RECEIVED PAST DEADLINE:

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

IMPORTANT INFORMATION

Making any changes to your proposal/development after a decision has been made may impact the validity of the Committee's decision.

An approval obtained from the Committee of Adjustment, where applicable, is tied to the building envelope shown on the plans and drawings attached to this decision.

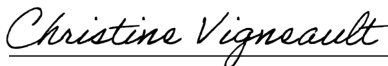
A building envelope is defined by the setbacks of the buildings and/or structures shown on the plans and drawings submitted with the application, as required by Ontario Regulation 200/96. Future development outside of an approved building envelope, where a minor variance was obtained, must comply with the provisions of the City's Zoning By-law.

Elevation drawings are provided to reflect the style of roof (i.e. flat, mansard, gable etc.) to which a building height variance has been applied. Where a height variance is approved, building height is applied to the style of roof (as defined in the City's Zoning By-law) shown on the elevation plans submitted with the application.

Architectural design features that are not regulated by the City's Zoning By-law are not to be considered part of an approval unless specified in the Committee's decision.

MEMBERS PRESENT WHO CONCUR IN THIS DECISION:

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

DATE OF HEARING:	October 9, 2025
DATE OF NOTICE:	October 16, 2025
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.	October 29, 2025 4:30 p.m.
CERTIFICATION: I hereby certify that this is a true copy of the decision of the City of Vaughan’s Committee of Adjustment and this decision was concurred in by a majority of the members who heard the application.  _____ Christine Vigneault Manager Development Services & Secretary Treasurer to the Committee of Adjustment	

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

The applicant, the Minister or a **specified person** or public body that has an interest in the matter may within 20 days of the making of the decision appeal to the Tribunal against the decision of the committee by filing with the secretary-treasurer of the committee a notice of appeal setting out the objection to the decision and the reasons in support of the objection accompanied by payment to the secretary-treasurer of the fee charged by the Tribunal as payable on an appeal from a committee of adjustment to the Tribunal.

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

Please email and courier all appeals and prescribed fees to:

Office of the City Clerk - Committee of Adjustment
 2141 Major Mackenzie Drive
 Vaughan Ontario, L6A 1T1
cofa@vaughan.ca

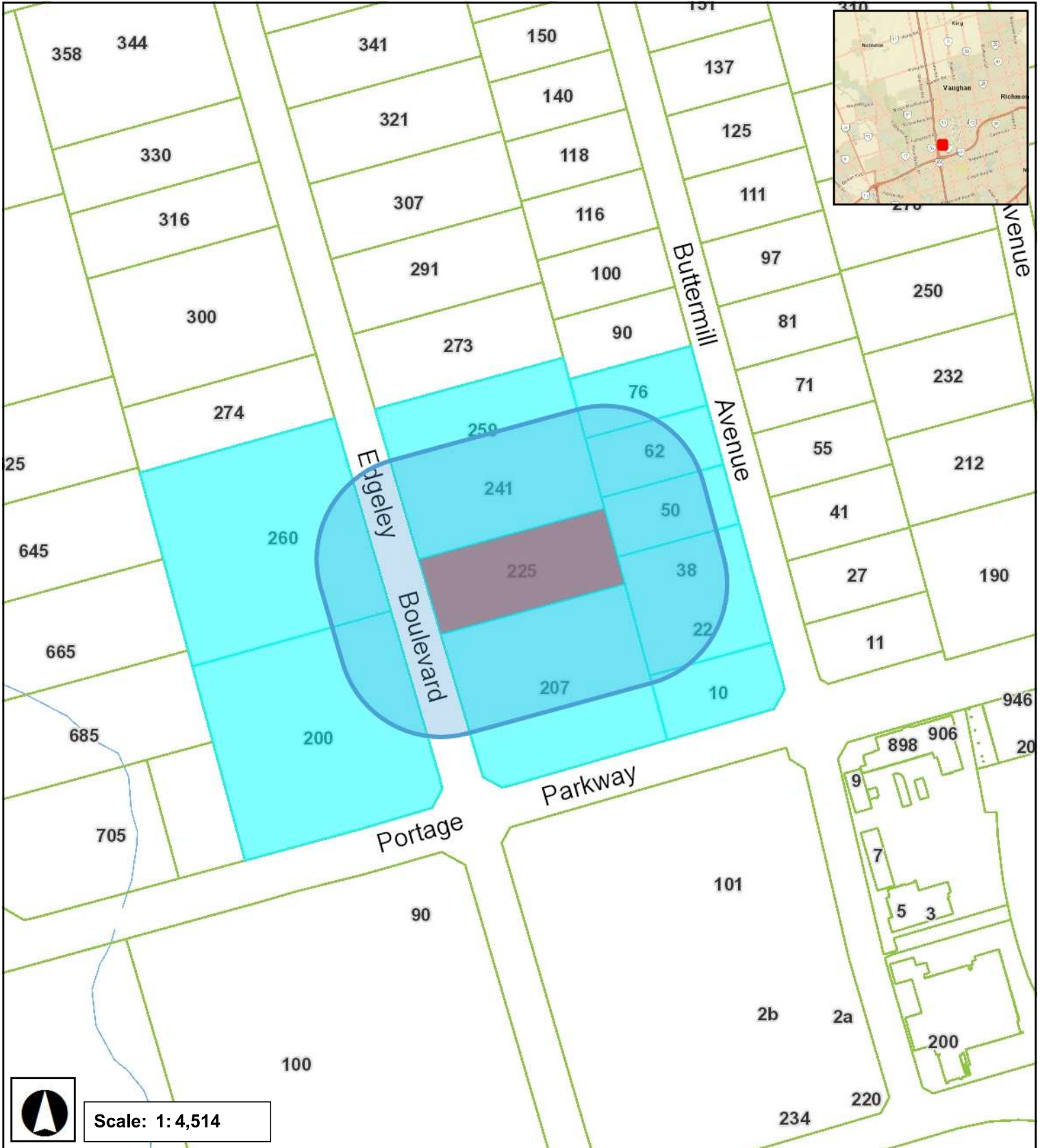
If you have questions regarding the appeal process, please email cofa@vaughan.ca

Appeal Fees & Forms

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

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

*Please note that all fees are subject to change.




RECEIVED
By andrea buchanan at 3:31 pm, Sep 09, 2025

Project
WAREHOUSE ADDITION
 22& 38 Buttermill Ave. CONCORD , ONTARIO

Owner
Di Manno Bakery
 Concord, ON L4K 3X4
 Ph 905.761.5500

Planner

Architect
 **KNYMH Inc.**
 1006 Skyview Drive, Suite 101, Burlington, ON L7P 0V1
 Ph 905.639.6595 Fax 905.639.0394

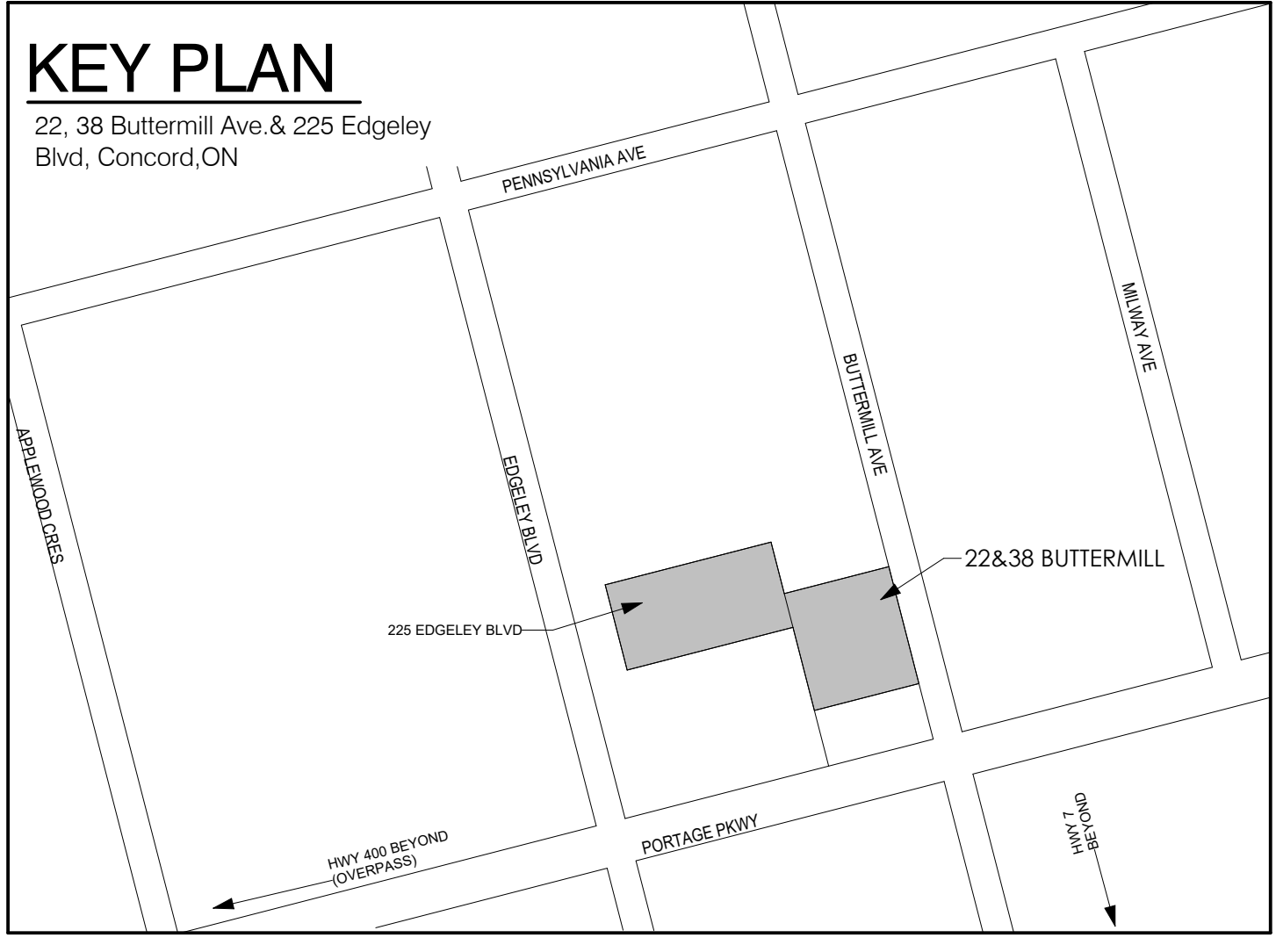
Structural Engineer

Mech. Engineer

Elec. Engineer

Civil Engineer

Surveyor



DRAWING ISSUE LIST
 ARCHITECTURAL DRAWING SET

No.	(DD.MM.YY)	PRINTS ISSUED
1.	2025-06-16	FOR SPA COORDINATION
2.	2025-06-19	ISSUE FOR PAC MEETING
3.	2025-06-26	ISSUE FOR SPA
4.	2025-07-10	FOR SPA COORDINATION
5.	2025-07-18	WASTE
6.	2025-07-24	ISSUED FOR VARIANCE
7.	2025-07-28	ISSUED FOR ZONING COR.
8.	2025-08-20	ISSUED FOR RECORD
9.	2025-08-20	FOR COORDINATION
10.	2025-08-26	ISSUED FOR VARIANCE
11.	2025-09-08	ISSUED FOR VARIANCE



KNYMH INC.
 1006 SKYVIEW DRIVE • SUITE 101
 BURLINGTON, ONTARIO • L7P 0V1
 P 905.639.6595
 F 905.639.0394
 www.knymh.com info@knymh.com

BUILDING PERMIT NUMBER:
 NOT FOR CONSTRUCTION WITHOUT PERMIT

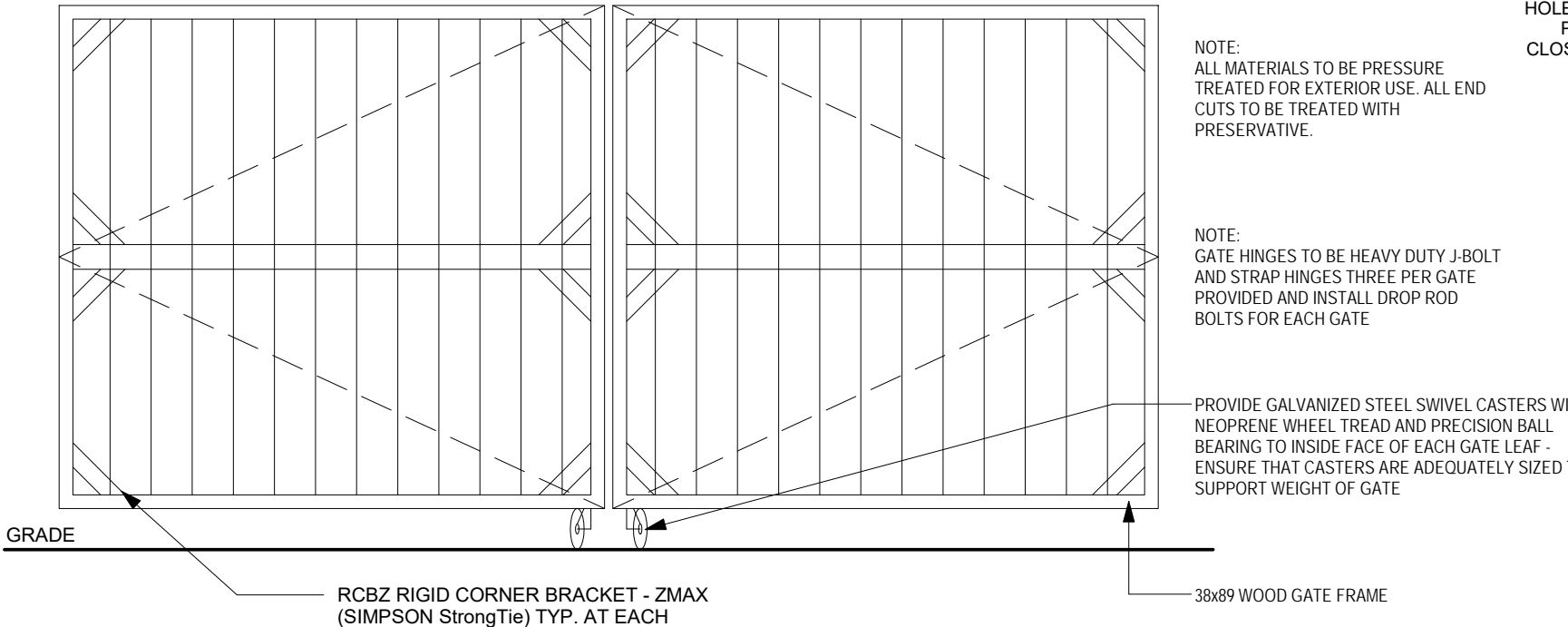


DRAWING LIST
 ARCHITECTURAL DRAWINGS

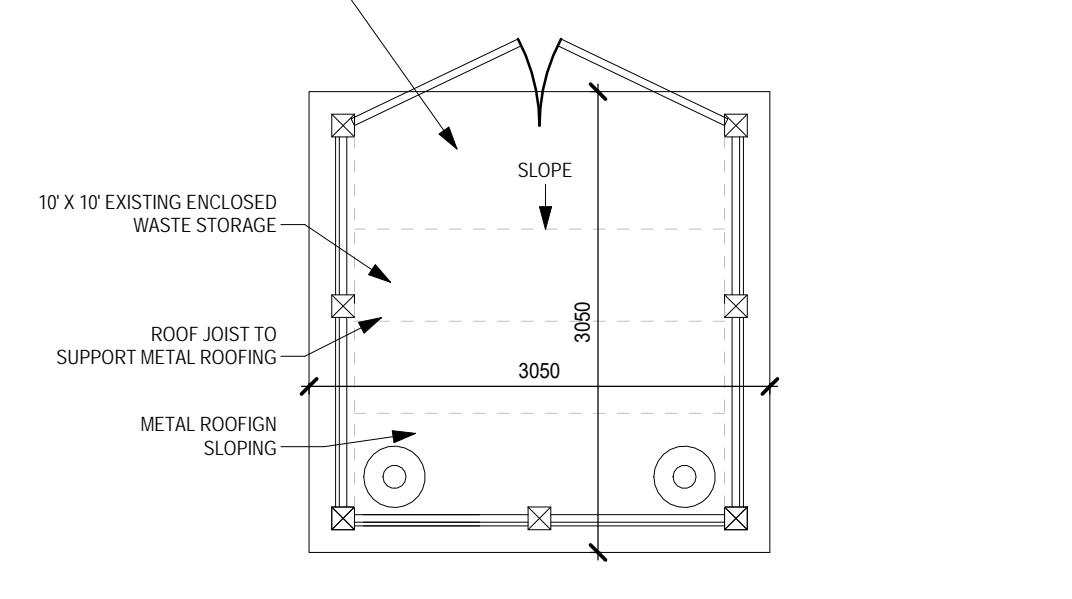
SHEET	NAME	ISSUED DATE
A000.0	COVER	2025-09-08
A001	OVERALL EXISTING CONTEXT PLAN	2025-09-08
A002	DEMOLITION OVERALL SITE PLAN	2025-09-08
A003	PROPOSED OVERALL SITE PLAN	2025-09-08
A004	PROPOSED SITE PLAN (22/38 Buttermill Ave)	2025-09-08
A006	PROPOSED SITE PLAN (225 Edgeley)	2025-09-08
A010	ARCHITECTURAL DRAWING INFORMATION	2025-09-08
A011	ARCHITECTURAL DRAWING INFORMATION	2025-09-08
A200	EXISTING FLOOR PLAN	2025-09-08
A202	ADDITION 1st FLOOR PLAN	2025-09-08
A207	EXISTING PLAN (225 EDGELEY BLVD)	2025-09-08
A209	FLOOR PLAN (225 EDGELEY BLVD)	2025-09-08
A401	PROPOSAL ELEVATIONS - 22/38 BUTTERMILL AVE.	2025-09-08
A403	ELEVATIONS & SECTION - EDGELEY BLVD	2025-09-08

PROJECT: WAREHOUSE ADDITION - 22, 38 Buttermill Ave. & 225
Edgeley Blvd, Concord, ON
ISSUE: ISSUED FOR VARIANCE - 2025-09-08
PROJECT NO. 24008

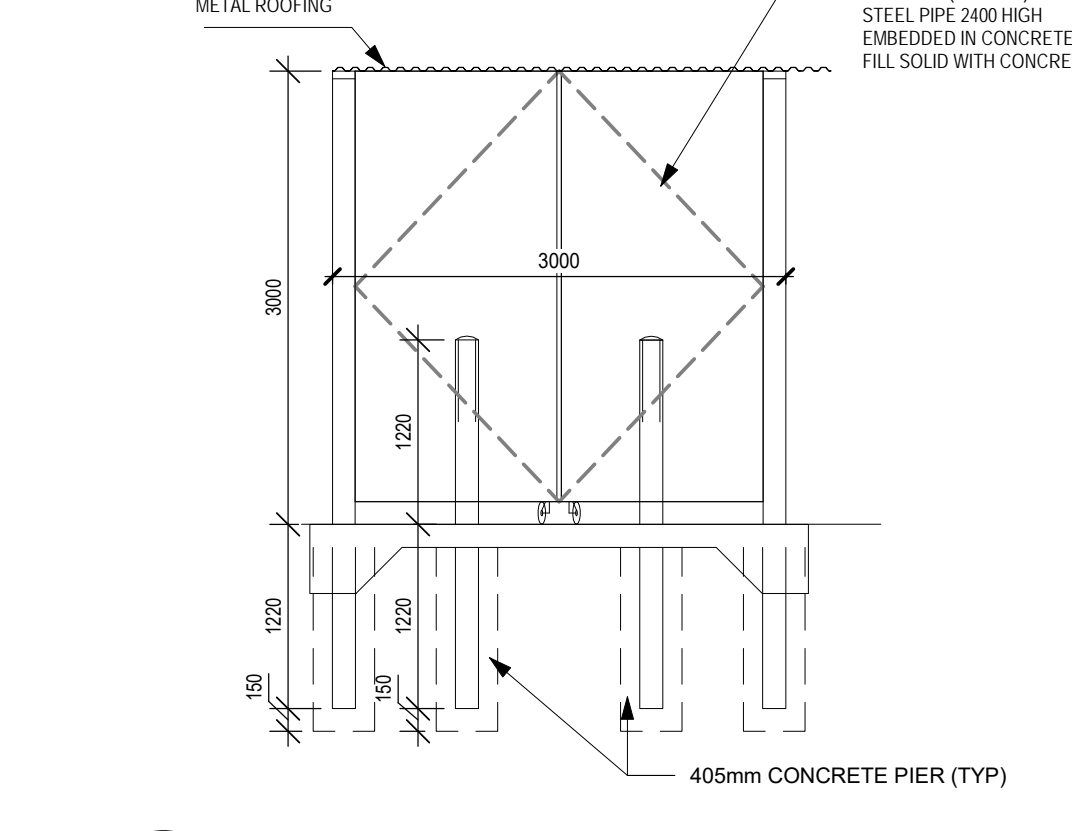
RECEIVED
By andrea buchanan at 12:12 pm, Sep 11, 2025



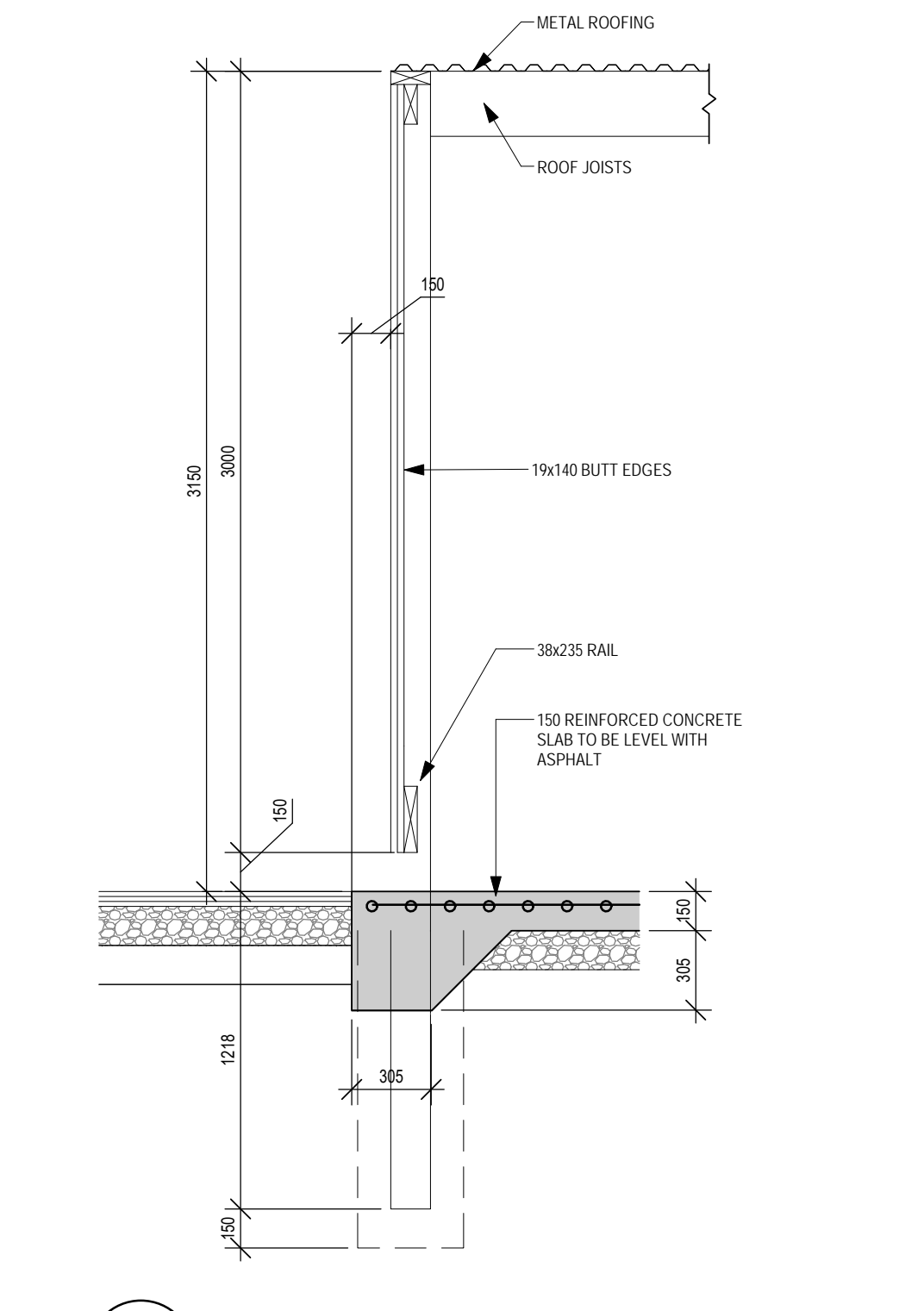
5 GARBAGE ENCLOSURE - ELEV (PART)
A006 1:25



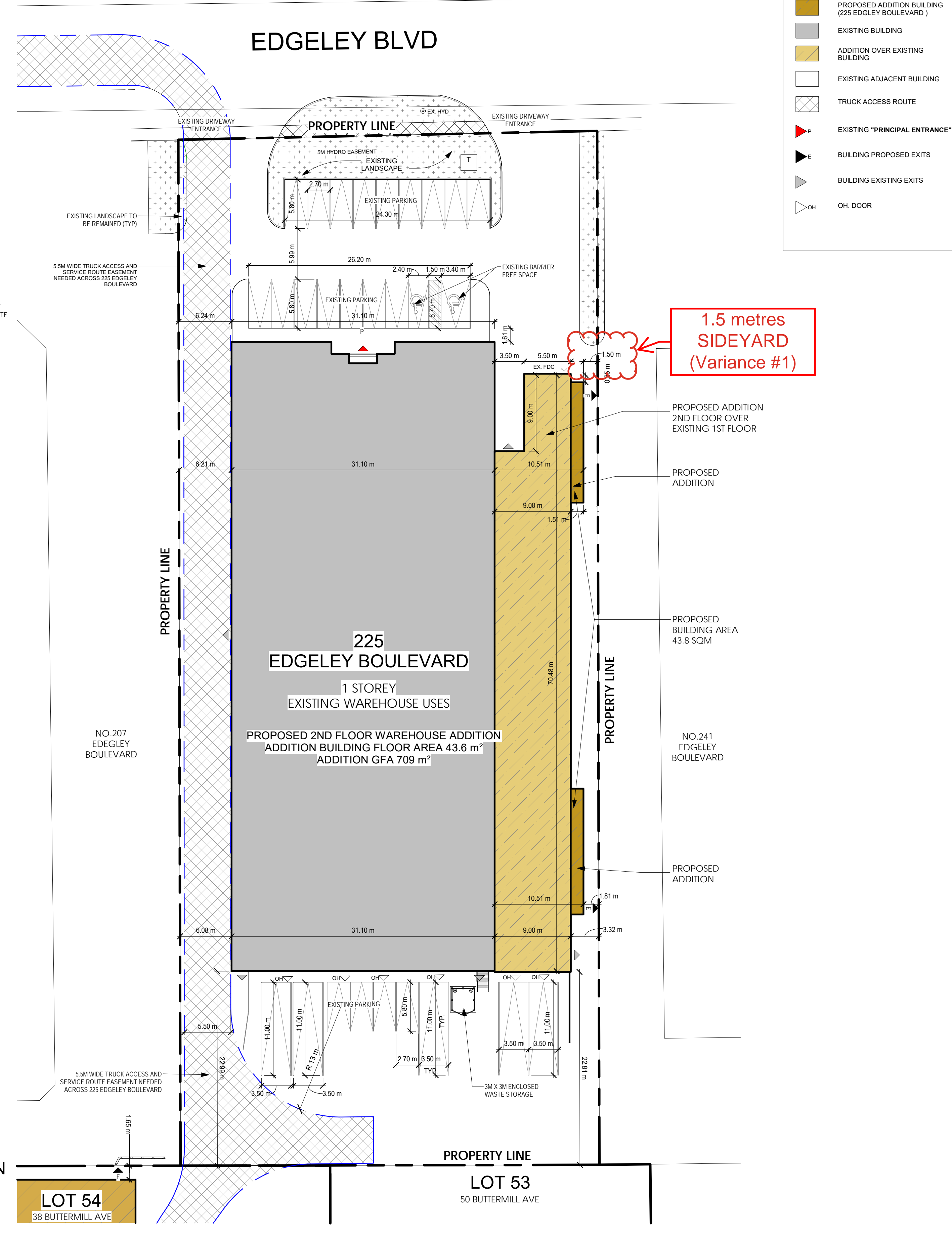
2 GARBAGE ENCLOSURE - PLAN
A006 1:50



3 GARBAGE ENCLOSURE - ELEV
A006 1:50



4 GARBAGE ENCLOSURE - SECTION
A006 1:25



1 PROPOSED SITE PLAN (225 Edgely)
A006 1:300

SITE PLAN LEGEND

- PROPOSED 2 STOREY ADDITION BUILDING (225 EDGELEY BOULEVARD)
- PROPOSED ADDITION BUILDING (225 EDGELEY BOULEVARD)
- EXISTING BUILDING
- ADDITION OVER EXISTING BUILDING
- EXISTING ADJACENT BUILDING
- TRUCK ACCESS ROUTE
- EXISTING "PRINCIPAL ENTRANCE"
- BUILDING PROPOSED EXITS
- BUILDING EXISTING EXITS
- OH. DOOR

CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS AND JOB CONDITIONS BEFORE PROCEEDING WITH WORK.

ALL DRAWINGS MAY BE TO BE SUBJECT TO CHANGE DUE TO COMMENTS FROM MUNICIPAL DEPARTMENTS AND OTHER AGENCIES WITH AUTHORITY.

ALL DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF THE ARCHITECTS AND MUST BE RETURNED AT THE COMPLETION OF THE WORK.

THE CONTRACTOR WORKING FROM DRAWINGS NOT SPECIFICALLY MARKED FOR CONSTRUCTION MUST ASSUME FULL RESPONSIBILITY AND BEAR COSTS FOR ANY CORRECTIONS OR DAMAGES RESULTING FROM HIS OR HER WORK.

KEY TO DETAIL LOCATION

No. DETAIL NUMBER

No. DRAWING SHEET NUMBER

DRAWING SETS ISSUED	No.	DATE (DD.MM.YY)	BY
FOR SPA COORDINATION	1	2025-06-16	KNYMH
ISSUE FOR PAC MEETING	2	2025-06-19	KNYMH
FOR SPA COORDINATION	3	2025-06-26	KNYMH
FOR SPA COORDINATION	4	2025-07-10	KNYMH
WASTE	5	2025-07-18	KNYMH
ISSUED FOR VARIANCE	6	2025-07-24	KNYMH
ISSUED FOR ZONING COR.	7	2025-07-28	KNYMH
FOR COORDINATION	8	2025-08-20	KNYMH
FOR COORDINATION	9	2025-08-20	KNYMH
ISSUED FOR CITY COMMENTS	10	2025-08-26	KNYMH
ISSUED FOR VARIANCE	11	2025-09-08	KNYMH

ALL PREVIOUS ISSUES OF THIS DRAWING ARE SUPERSEDED

REVISIONS TO DRAWING	No.	DATE (DD.MM.YY)	BY
NOT FOR CONSTRUCTION			

BUILDING PERMIT NUMBER:
NOT FOR CONSTRUCTION WITHOUT PERMIT

KNYMH
ARCHITECTURE • SOLUTIONS

KNYMH INC.
1006 SKYVIEW DRIVE • SUITE 101
BURLINGTON, ONTARIO • L7P 0V1
T 905.639.6595
F 905.639.0394
www.knymh.com info@knymh.com

ONTARIO ASSOCIATION OF ARCHITECTS

PRZEMYSŁAW MYSZKOWSKI
LEWIS
7984

WAREHOUSE ADDITION

22/38 Buttermill Ave.
CONCORD, ONTARIO

DRAWING SHEET TITLE:
PROPOSED SITE PLAN (225 Edgely)

DRAWING SCALE: As indicated
PROJECT NUMBER: **24008**

DRAWN BY: Author
CHECKED BY: Checker
DRAWING SHEET NUMBER: **A006**

DRAWING VERSION:
PLOT DATE: 2025-09-08

SITE STATISTICS 225 EDGELEY BLVD.

SITE AREA			
Name	Area	AREA (AC)	
SITE AREA	6,030.8 m ²	1.49 acres	

LOT COVERAGE			
NAME	%		
LOT COVERAGE	48.86%		

SETBACK			
	REQUIRED	EXISTING	PROPOSED
LOT LINE FRONT YARD	4.5m	24.12m	24.12m
LOT LINE INTERIOR (EAST)	3.0m	12.30m	1.12m
LOT LINE INTERIOR (WEST)	3.0m	6.10m	6.10m
LOT LINE REAR	7.5m	22.81m	22.81m

GROSS FLOOR AREA (GFA)			
ADDRESS	PHASE	AREA	AREA (ft ²)
225 EDGELEY BOULEVARD	EXISTING	2902 m ²	31240 ft ²
225 EDGELEY BOULEVARD	ADDITION	44 m ²	471 ft ²
TOTAL		2946 m ²	31712 ft ²

BUILDING FLOOR AREA			
DESCRIPTION	AREA (m ²)	AREA (ft ²)	%
EXISTING BUILDING	2,903.0 m ²	31,247.71 ft ²	48.14%
BUILDING ADDITION	43.6 m ²	468.87 ft ²	0.72%
TOTAL LOT COVERAGE	2,946.6 m ²	31,716.58 ft ²	48.86%

BUILDING HEIGHT			
MAX. BLDG HEIGHT	ALLOWED	EXISTING	PROPOSED
	15m	6.35 m	11.11 m

LANDSCAPE COVERAGE			
DESCRIPTION	AREA (m ²)	AREA (ft ²)	%
HARDSCAPE			
EXISTING CONCRETE SIDEWALK	87.0 m ²	936.04 ft ²	1.44%
SOFTSCAPE			
EXISTING LANDSCAPE	220.8 m ²	2,376.86 ft ²	3.66%
TOTAL LANDSCAPE COVERAGE	307.8 m ²	3,312.90 ft ²	5.10%

PARKING SCHEDULE				
DESCRIPTION	QTY	PHASE CREATED	DIMENSIONS(mm)	
			(L)	(W)
Type B - Barrier Free - Existing	1	Existing	5800	2400
Standard Parking Spaces - Existing	20	Existing	5700	2700
Type A - Barrier Free - Existing	1	Existing	5800	2400

TRUCK LOADING			
DESCRIPTION	REQUIRED	EXISTING	PROPOSED
TRUCK LOADING BAY 3.5 x 11.0m	3 (TYPE B)	5	5

PROJECT NO: 2025-09-08-106-101-FM FILE PATH: C:\Users\Bukhanan\Documents\24008 - 225 Edgeley Boulevard Addition - 10/11/2025

NOTICE OF DECISION
Minor Variance Application A203/18
 Section 45 of the Planning Act, R.S.O, 1990, c.P.13

- Date of Hearing:** Thursday , January 10, 2019
- Applicant:** Joe Di Manno, c/o Dimco Properties Inc.
- Agent** Patrick Markus Luckie, Architect
- Property:** **10 Buttermill Ave Concord**
- Zoning:** The subject lands are zoned EM1, Prestige Employment Area and subject to the provisions of Exception 9(528G) under By-law 1-88 as amended.
- OP Designation:** Prestige Employment
- Related Files:** Minor Variance Applications A201/18 & A202/18
- Purpose:** Relief from the by-law is being requested to permit the construction of a proposed one storey addition to the existing industrial building.

Note: The proposed addition is to be used for warehouse space.

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

By-law Requirement	Proposal
1. A minimum of 46 parking spaces are required.	1. To permit a total of 28 parking spaces for the subject lands.
2. A minimum interior side yard setback of 6.0 metres is required.	2. To permit a minimum interior side yard setback of 0.0 metres.
3. A minimum landscape width of 3.0 metres is required.	3. To permit a minimum 0.0 metre landscape strip width along a street line (Portage Parkway).
4. A minimum parking space length of 6.0 metres is required.	4. To permit a minimum parking space length of 5.7 metres.

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

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

THAT Application No. A203/18 on behalf of c/o Dimco Properties Inc. be **APPROVED**, in accordance with the sketch submitted with the application (as required by Ontario Regulation 200/96) and subject to the following conditions:

	Department/Agency	Condition
1	Development Planning Christopher Cosentino 905-832-8585 x 8215 christopher.cosentino@vaughan.ca	That the Owner submit an amending Site Development Application to DA.94.006, if required, to the satisfaction of the Development Planning Department.
2	Development Engineering Brad Steeves 905-832-8585 x 8977 brad.steeves@vaughan.ca	<ol style="list-style-type: none"> 1) Please note, Portage Parkway is identified to be a 33m right-of-way and is currently 23m adjacent to 10 Buttermill Avenue. The Owner shall agree to convey lands (including all required fees as determined at time of conveyance and free of cost to the City) to the City of Vaughan to realize the ultimate R.O.W as per the approved Portage Parkway Environmental Assessment Study. 2) Staff have concerns regarding reducing the one-way drive aisles below the minimum by-law requirement of 4.0m. The Owner/applicant shall provide vehicle maneuvering diagrams to demonstrate how the site can function with the proposed widths to the satisfaction of DE. 3) The Owner shall revise the Parking Justification Study to include comparisons to the City's Draft Parking Standards (IBI Study, 2010). As per the IBI Study, the Subject Site is located just outside of the Vaughan Metropolitan Centre (VMC) (downtown and Transit Hub area) and thus classified as 'Base Area' however comparisons can be made to the 'Transit Hub area' rates as the subject sites are across the street from Portage Parkway (northerly boundary of the VMC). 4) The Owner shall arrange to prepare and register a reference plan at the Owner's expense showing all existing and proposed easements including required easements for shared access and parking to the satisfaction of DE. The Owner shall submit a legible draft reference plan to the Development Engineering Department for review prior to deposit. Furthermore, the Owner shall provide easement language that speaks to the shared access & parking. 5) The Owner shall apply to annex restrictive covenant S.118 from the Land Titles Act for the subject properties in question (225 Edgeley Blvd & 10, 22 & 38 Buttermill Ave.). No transfer of lands for all noted properties shall be registered without consent of the corporation of the City of Vaughan to verify parking requirements & easements are still in place. Application should refer in the Land Registry's Office (LRO) document to the deposited 65R reference plan number and easement parts.

For the following reasons:

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

Please Note:


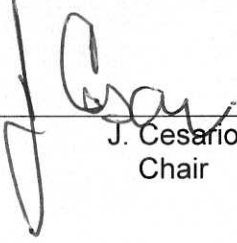

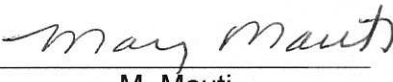

Relief granted from the City's Zoning By-law is determined to be the building envelope considered and approved by the Committee of Adjustment.

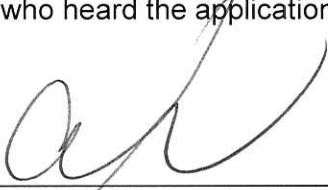
Elevation drawings are provided to reflect the style of roof to which building height has been applied (i.e. flat, mansard, gable etc.) as per By-law 1-88 and the Committee of Adjustment approval. Please note, that architectural design features (i.e. window placement), that do not impact the style of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

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

Public Written Submissions * Public Correspondence received and considered by the Committee in making this decision	Public Oral Submissions *Please refer to the approved Minutes of the Thursday , January 10, 2019 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, January 10, 2019
DATE OF NOTICE:	January 18, 2019
LAST DAY FOR *APPEAL: *Please note that appeals must be received by this office no later than 4:30 p.m. on the last day of appeal.	January 30, 2019 4:30 p.m.
CERTIFICATION: I hereby certify that this is a true copy of the decision of the City of Vaughan's Committee of Adjustment and this decision was concurred in by a majority of the members who heard the application.	
	
Christine Vigneault, ACST Manager Development Services & Secretary Treasurer to the Committee of Adjustment	

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

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

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

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

Appeal Fees & Forms

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

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

*Please note that all fees are subject to change.

Conditions

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



VAUGHAN

LOCATION MAP A201/18, A202/18, A203/18

225 EDGLEY BLVD, 10 BUTTERMILL AVE. & 22 BUTTERMILL AVE., CONCORD

Langstaff Road



Highway 7

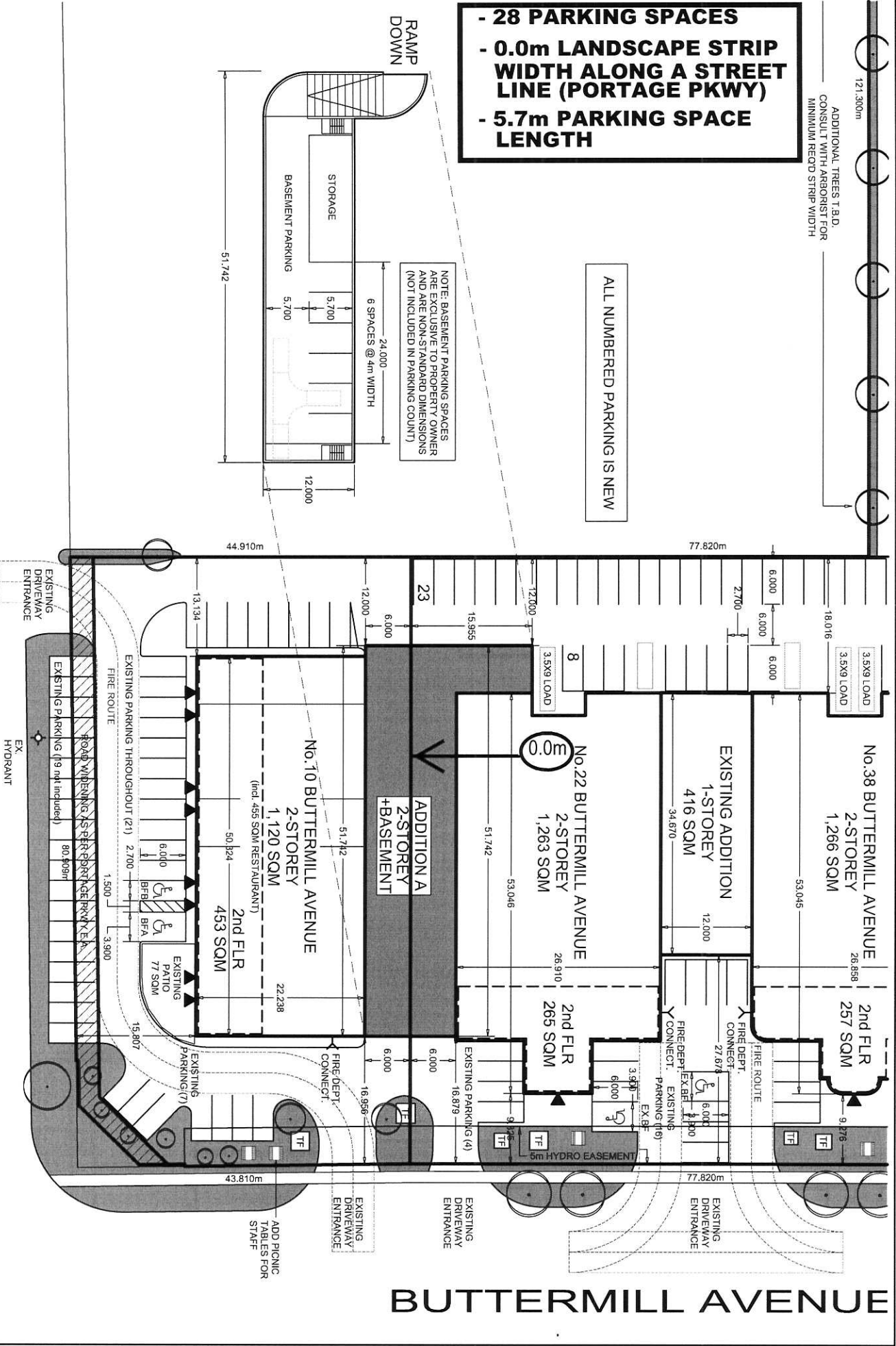
- 28 PARKING SPACES
- 0.0m LANDSCAPE STRIP WIDTH ALONG A STREET LINE (PORTAGE PKWY)
- 5.7m PARKING SPACE LENGTH

ADDITIONAL TREES T.B.D.
CONSULT WITH ARBORIST FOR
MINIMUM REQ'D STRIP WIDTH

ALL NUMBERED PARKING IS NEW

NOTE: BASEMENT PARKING SPACES
ARE EXCLUSIVE TO PROPERTY OWNERS
AND ARE NON-STANDARD DIMENSIONS
(NOT INCLUDED IN PARKING COUNT)

PORTAGE PARKWAY



BUTTERMILL AVENUE

pml.A

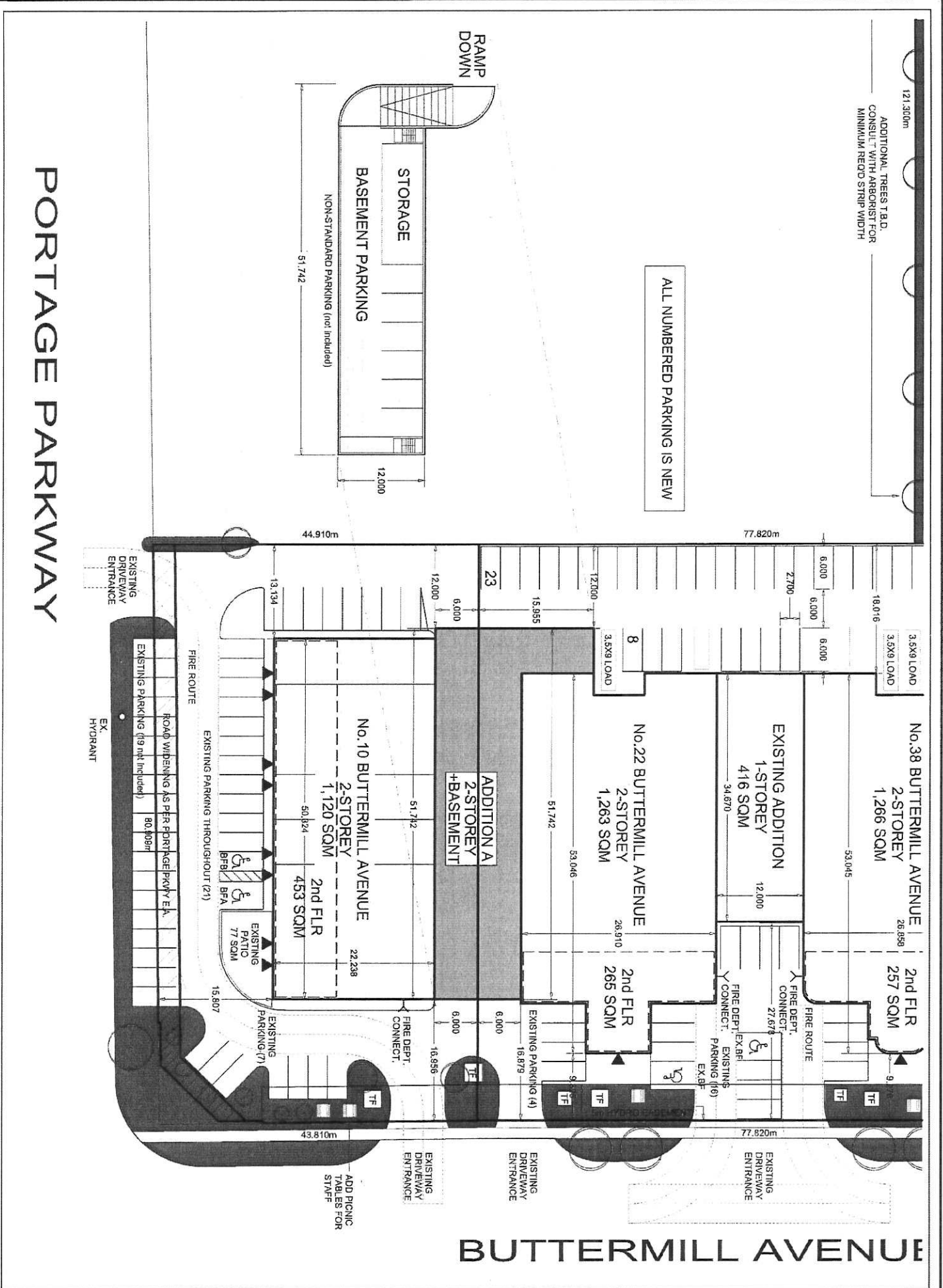
patrick markus luckie, Architect
7288 WOOD CIRCLE - MISSISSAUGA, ON L4W 2A1 TEL: 416.88.5118



Project No.	2023-18
Client	DI MANNO BAKERY
Address	10, 22, 38 BUTTERMILL AVENUE, MISSISSAUGA, ONTARIO
Date	NOV 02, 2018
Scale	AS SHOWN
Author	MARKUS LUCKIE
Checker	DI MANNO BAKERY
Reviewer	DI MANNO BAKERY
Approver	DI MANNO BAKERY

DI MANNO BAKERY
ADDITIONS
10, 22, 38 BUTTERMILL AVENUE
223 SQUARE BOULEVARD, MISSISSAUGA
SITE PLAN
PROJECT No.:

A-1c



PORTAGE PARKWAY

BUTTERMILL AVENUE

pml.A

patrick markus luckle, Architect
 2240 KENNEDY ROAD, SUITE 100, MISSISSAUGA, ON L4Y 1Z4 • TEL: 416-885-5194



Revisions:	Particular:
Date:	By:
SEP 21 18	INC-55580 AS PER SITE VISIT
NOV 06 18	ISSUED FOR REVIEW
NOV 06 18	ISSUED FOR LAND SURVEY APPLICATION

DI MANNO BAKERY ADDITIONS
 10, 22 & 38 BUTTERMILL AVENUE
 225 EGGERSLEY BOULEVARD, VANUCCINI
SITE PLAN
 PROJECT NO.:

A-1c