

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

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

**Date:** April 7, 2026

**Name of Owner:** 225 Edgeley Inc. and Dimco Properties Inc.

**Location:** 225 Edgeley Blvd & 10 Buttermill Avenue

**File No.(s):** B006/26 & B008/26

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**Proposal:**

The Owner has submitted Consent Applications File B006/26 and B008/26, to facilitate required easements. Application B006/26 proposes an access and service route easement along the shared property line in favour of the lands located to the south-east of 225 Edgeley Boulevard. Application B008/26 proposes pedestrian access and maintenance easements along the shared property line in favour of the lands municipally known as 22 and 38 Buttermill Avenue.

**Official Plan:**

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

**Comments:**

In October 2025, the Committee of Adjustment approved Minor Variance Applications A108/25 and A109/25 to permit the construction of a warehouse expansion for the existing DiManno Bakery operation municipally known as 22 and 38 Buttermill Avenue and 225 Edgeley Boulevard. As a condition of approval of the Minor Variance Applications, the Owner is required to obtain consent approvals for the necessary easements. Loading and garbage access is required for 22 and 38 Buttermill Avenue and is to be provided via 225 Edgeley Boulevard by way of an easement. Consent Application B006/26 has been submitted to facilitate this requirement. In addition, Consent Application B008/26 has been submitted to establish pedestrian access and maintenance easements over 10 Buttermill Avenue in favour of 22 and 38 Buttermill Avenue. The subject applications are required to implement the approved minor variances to Zoning By-law 001-2021 and facilitate the expansion of the existing industrial/warehouse buildings.

The Development Engineering Department has reviewed the applications and has no objection. Accordingly, the Development Planning Department has no objection to the requested consents and is satisfied that the proposal conforms to VOP 2010 and meets the criteria of Section 51(24) of the Planning Act, as required under Section 53(12).

**Recommendation:**

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

**Conditions of Approval:**

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

1. None.

**Comments Prepared by:**

Mary Caputo, Senior Manager, Development and Parks Planning