

<b>ITEM #: 6.13</b>	<b>REPORT SUMMARY CONSENT APPLICATION FILE NUMBER B002/26</b>
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Report Date: April 16, 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
Forestry	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	General Comments
Development Finance	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	General Comments w/Conditions
Real Estate	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	General Comments w/Conditions

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
TRCA	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

**PUBLIC & APPLICANT CORRESPONDENCE (SEE SCHEDULE C)**

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.

Correspondence Type	Name	Address	Date Received <small>(mm/dd/yyyy)</small>	Summary
Applicant			02/23/2026	Application Cover Letter
Applicant			04/15/2026	Planning Justification Report

**BACKGROUND (SCHEDULE D, IF REQUIRED)**

\* Background Information contains historical development approvals considered to be related to this file.  
This information should not be considered comprehensive.

Application No. (City File)	Application Description <small>(i.e. Minor Variance Application; Approved by COA / OLT)</small>
N/A	N/A

**ADJOURNMENT HISTORY**

\* Previous hearing dates where this application was adjourned by the Committee and public notice issued.

Hearing Date	Reason for Adjournment <small>(to be obtained from NOD_ADJ)</small>
N/A	N/A

**SCHEDULES**

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



**REPORT SUMMARY  
CONSENT APPLICATION  
FILE NUMBER B002/26**

<b>CITY WARD #:</b>	<b>3</b>
<b>APPLICANT:</b>	Centurion Appelt (Ranger Portfolio) GP INC
<b>AGENT:</b>	MHBC Planning
<b>PROPERTY:</b>	8333 Weston Road, Vaughan
<b>ZONING DESIGNATION:</b>	See below.
<b>VAUGHAN OFFICIAL PLAN (2010) DESIGNATION:</b>	Vaughan Official Plan ("VOP 2010"): "Employment Commercial Mixed-Use"
<b>RELATED DEVELOPMENT APPLICATIONS:</b>	N/A
<b>PURPOSE OF APPLICATION:</b>	<p>Consent is requested to sever a parcel of land at 8333 Weston Road, located within the Employment Commercial Mixed Use Zone, in order to create two parcels while maintaining the existing development on the site.</p> <p>The severed parcel will be approximately 2,388.3 m<sup>2</sup> and the retained parcel approximately 8,057.1 m<sup>2</sup>, with the retained lands containing the existing four storey medical office building. Both the severed and retained parcels will have frontage on Weston Road, with access to and from Jevlan Drive maintained through existing and proposed reciprocal easements.</p> <p>Reciprocal blanket easements are being requested over the severed and retained land to facilitate shared access, parking, and servicing.</p>

**HEARING INFORMATION**

**DATE OF MEETING:** Thursday, April 30, 2026  
**TIME:** 6:00 p.m.  
**MEETING LOCATION:** Vaughan City Hall, Woodbridge Room (2<sup>nd</sup> Floor), 2141 Major Mackenzie Drive  
**LIVE STREAM LINK:** [Vaughan.ca/LiveCouncil](http://Vaughan.ca/LiveCouncil)

**PUBLIC PARTICIPATION**

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

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

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

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

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

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

**INTRODUCTION**

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

## INTRODUCTION

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

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

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

## COMMITTEE OF ADJUSTMENT

<b>Date Public Notice Mailed:</b>	April 16, 2026
<b>Date Applicant Confirmed Posting of Sign:</b>	April 10, 2026
<b>Applicant Justification for Variances:</b> <small>*As provided in Application Form</small>	N/A
<b>Was a Zoning Review Waiver (ZRW) Form submitted by Applicant:</b> <small>*ZRW Form may be used by applicant in instances where a revised submission is made, and zoning staff do not have an opportunity to review and confirm variances prior to the issuance of public notice.</small>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
<b>COMMENTS:</b>	
None	
<b>Committee of Adjustment Recommended Conditions of Approval:</b>	<ol style="list-style-type: none"> <li>1. That the applicant's solicitor confirms the legal description of both the severed and retained land.</li> <li>2. That the applicant provides 1 hard copy of the deposited reference plan.</li> <li>3. That the applicant provides an electronic copy of the deposited reference plan to cofa@vaughan.ca</li> <li>4. Payment of the Certificate Fee as provided on the City of Vaughan's Committee of Adjustment Fee Schedule.</li> </ol>

## BUILDING STANDARDS (ZONING)

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

## DEVELOPMENT PLANNING

<b>**See Schedule B for Development Planning Comments.</b>	
<b>Development Planning Recommended Conditions of Approval:</b>	TBD

## DEVELOPMENT ENGINEERING

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

The Development Engineering Department has completed its review of Consent Application B002/26, which proposes to sever a portion of the property located at 8333 Weston Road, City of Vaughan (PLAN 65M2588, Lot 6), situated within the Employment Commercial Mixed-Use (EMU) Zone on the east side of Weston Road, south of Langstaff Road. The applicant has confirmed that the proposed severance will not result in any exterior alterations to the existing buildings or changes to existing access, pedestrian, or vehicular circulation movements on the subject lands.

The Department notes the following with respect to the nature and intent of the application:

- The severance is driven by financing purposes and is not intended to facilitate new development at this time.
- The public parking on the severed lot will be tied to the retained lot via reciprocal blanket easements on both lands to maintain shared access, servicing, and parking.
- The functionality of the site will not change — the same land use and parking arrangement will continue despite the legal lot split.
- Future development on the severed lot would be required to secure separate public servicing from Jevlan Drive and coordinate any shared servicing (such as stormwater management) with the retained lot through the established easement framework

The Development Engineering Department has no objections to Consent Application B002/26, subject to the following condition(s).

## DEVELOPMENT ENGINEERING

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

<b>Development Engineering Recommended Conditions of Approval:</b>	<p>The Owner/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, including all existing and proposed easements applicable to the Consent Application, specifically the reciprocal blanket easements for shared access and servicing. The Owner/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 Owner/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.</p>
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## PARKS, FORESTRY & HORTICULTURE (PFH)

No comments received to date	
<b>PFH Recommended Conditions of Approval:</b>	None

## DEVELOPMENT FINANCE

<p>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.</p> <p>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.</p> <p>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.</p> <p>That the payment of applicable Area Specific Development Charges are payable to the City of Vaughan prior to issuance of a building permit in accordance with the Development Charges Act and Area Specific Development Charge By-laws in effect at time of payment.</p>	
<b>Development Finance Recommended Conditions of Approval:</b>	<p>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>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>

## REAL ESTATE

Conditions of approval:	
<b>Real Estate Recommended Conditions of Approval:</b>	<ol style="list-style-type: none"> <li>1. 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.</li> <li>2. Payment of a Parkland levy to the City in lieu of the deeding of land for park purposes shall be made if a new lot is being created. Said levy is to be 2% of the appraised market value of the subject land as of the date of the Committee of Adjustment giving notice to the Applicant of the herein decision. Said levy shall be approved by the Senior Manager of</li> </ol>

## REAL ESTATE

	Real Estate. Payment shall be made by certified cheque only.
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## BY-LAW AND COMPLIANCE, LICENSING AND PERMIT SERVICES

No comments received to date	
<b>BCLPS Recommended Conditions of Approval:</b>	None

## BUILDING INSPECTION (SEPTIC)

No comments received to date	
<b>Building Inspection Recommended Conditions of Approval:</b>	None

## FIRE DEPARTMENT

No comments received to date	
<b>Fire Department Recommended Conditions of Approval:</b>	None

## RECOMMENDED CONDITIONS OF APPROVAL SUMMARY

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

#	DEPARTMENT / AGENCY	CONDITION
1	Committee of Adjustment <a href="mailto:cofa@vaughan.ca">cofa@vaughan.ca</a>	<ol style="list-style-type: none"> <li>1. That the applicant's solicitor confirms the legal description of both the severed and retained land.</li> <li>2. That the applicant provides 1 hard copy of the deposited reference plan.</li> <li>3. That the applicant provides an electronic copy of the deposited reference plan to <a href="mailto:cofa@vaughan.ca">cofa@vaughan.ca</a></li> <li>4. Payment of the Certificate Fee as provided on the City of Vaughan's Committee of Adjustment Fee Schedule.</li> </ol>
3	Development Planning <a href="mailto:Cordell.Smith-Palmer@vaughan.ca">Cordell.Smith-Palmer@vaughan.ca</a>	<b>TBD</b>
4	Real Estate <a href="mailto:ashley.ben-lolo@vaughan.ca">ashley.ben-lolo@vaughan.ca</a>	<ol style="list-style-type: none"> <li>1. 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.</li> <li>2. Payment of a Parkland levy to the City in lieu of the deeding of land for park purposes shall be made if a new lot is being created. Said levy is to be 2% of the appraised market value of the subject land as of the date of the Committee of Adjustment giving notice to the Applicant of the herein decision. Said levy shall be approved by the Senior Manager of Real Estate. Payment shall be made by certified cheque only.</li> </ol>
5	Development Engineering <a href="mailto:Rex.bondad@vaughan.ca">Rex.bondad@vaughan.ca</a>	<ol style="list-style-type: none"> <li>1. The Owner/Applicant shall 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, including all existing and proposed easements applicable to the Consent Application, specifically the reciprocal blanket easements for shared access and servicing.</li> <li>2. The Owner/Applicant shall submit a draft Reference Plan to the Development Engineering Department for review and approval prior to deposit with the Land Registry Office.</li> <li>3. Following approval, the Owner/Applicant shall register the Reference Plan with the Land Registry Office and submit a copy of the deposited and registered Reference Plan to the</li> </ol>

## RECOMMENDED CONDITIONS OF APPROVAL SUMMARY

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

		Development Engineering Department to satisfy this condition.
6	Development Finance <a href="mailto:nelson.pereira@vaughan.ca">nelson.pereira@vaughan.ca</a>	<ol style="list-style-type: none"> <li>1. The owner shall pay of a Tree Fee, approved by Council as of the date of granting the consent. Payment is to be made by certified cheque, to the satisfaction of the City of Vaughan Financial Planning and Development Finance Department (contact Nelson Pereira to have this condition cleared).</li> <li>2. The owner shall pay all property taxes as levied. Payment is to be made by certified cheque, to the satisfaction of the City of Vaughan Financial Planning and Development Finance Department (contact Nelson Pereira to have this condition cleared).</li> </ol>

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

## IMPORTANT INFORMATION – PLEASE READ

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

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

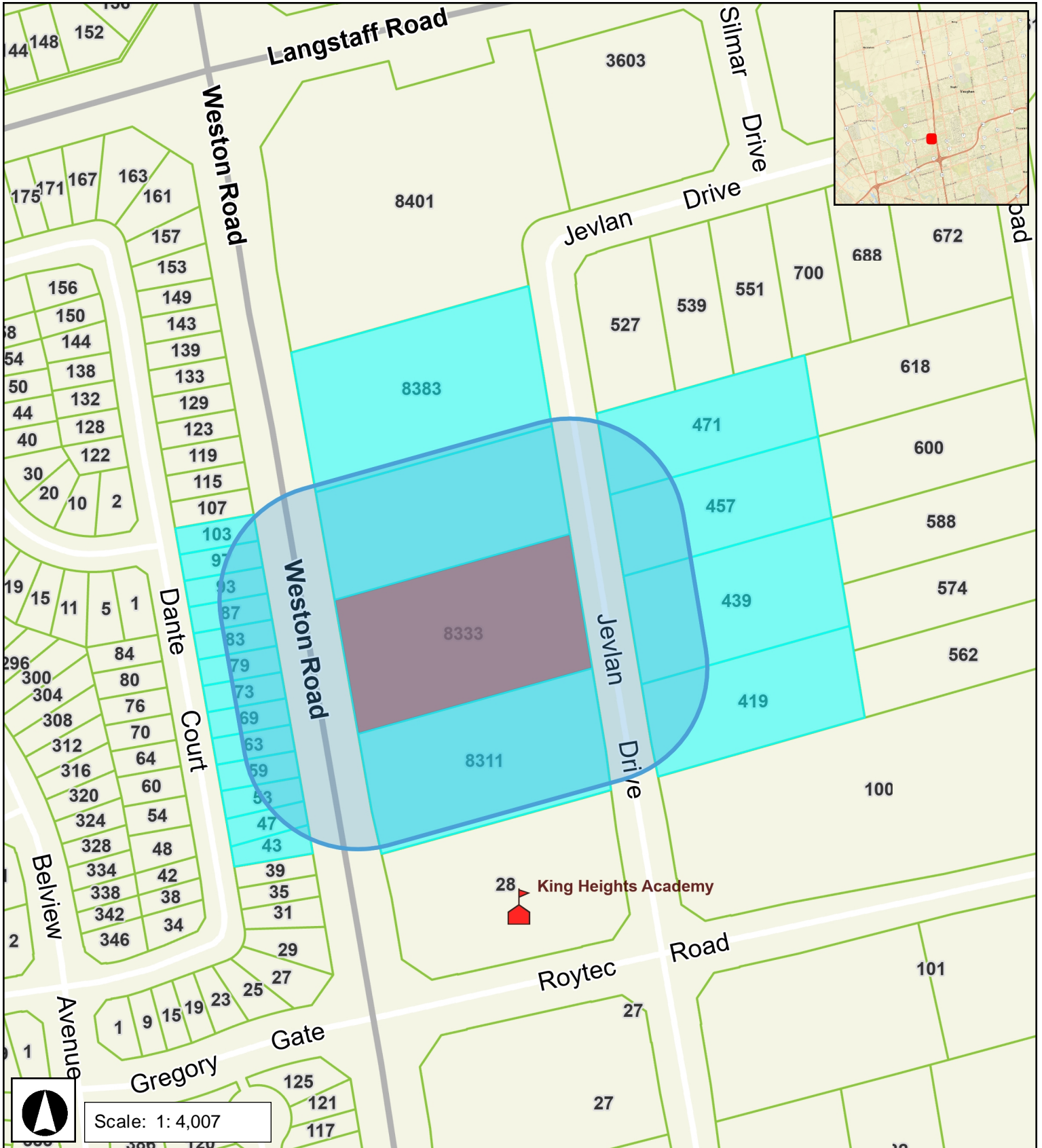
That the payment of the City Development Charge, if required, is payable to the City of Vaughan before issuance of a building permit in accordance with the Development Charges Act and the City's Development Charges By-law in effect at the time of payment.

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

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

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

**SCHEDULE A: DRAWINGS & PLANS**





**NOTE FOR EXISTING UTILITIES:**  
THE LOCATION OF UNDERGROUND UTILITIES SHOWN HAS BEEN LOCATED BY MS LOCATES INC. ON FEBRUARY 09TH, 2025 AND IS FOR DESIGN PURPOSES ONLY. THE UTILITY INFORMATION ON SITE IS Q-L-D & C. EXISTING UTILITY INFORMATION ON DRIVE IS QUALITY LEVEL 'D' OBTAINED FROM EXISTING RECORDS PROVIDED BY THE CITY. IT IS NOT TO BE USED AS A SUBSTITUTE FOR NEW LOCATES PRIOR TO EXCAVATION. ENGINEER IS NOT RESPONSIBLE FOR ANY LIABILITIES, ERRORS OR OMISSIONS FOR THE UNDERGROUND UTILITIES SHOWN. ANY DISCREPANCIES ARE TO BE REPORTED TO THE ENGINEER. PLAN MUST BE READ IN CONJUNCTION WITH CORRESPONDING LOCATE REPORTS COMPLETED BY MS LOCATES INC.

**GENERAL NOTES:**

1. ALL SURFACE DRAINAGE SHALL BE SELF CONTAINED, COLLECTED AND DISCHARGE AT A LOCATION TO BE APPROVED PRIOR TO ISSUANCE OF BUILDING PERMIT. DRAINAGE OF ADJUTING PROPERTIES SHALL NOT BE ADVERSELY AFFECTED.
2. ALL THE CONSTRUCTION WORKS FOR THIS PROJECT SHALL COMPLY WITH THE CURRENT CITY OF VAUGHAN STANDARDS AND SPECIFICATIONS, ONTARIO PROVINCIAL STANDARDS (OPSD) AND ONTARIO PROVINCIAL SPECIFICATIONS (OPSS).
3. ALL TRENCHING TO BE IN ACCORDANCE WITH THE OCCUPATIONAL HEALTH AND SAFETY ACT AND REGULATIONS FOR CONSTRUCTION PROJECTS.
4. ALL TRENCHES TO BE BACKFILLED AS NOTED BELOW, AND AS DIRECTED BY THE GEOTECHNICAL ENGINEER.
5. ALL DIMENSIONS AND ELEVATIONS ARE IN METRES, PIPE SIZES IN MILLIMETRES, UNLESS OTHERWISE NOTED.
6. ALL DISTURBED AREAS OUTSIDE OF THE PROPOSED GRADING LIMITS TO BE RESTORED TO ORIGINAL CONDITIONS TO THE SATISFACTION OF THE CONSULTANT.
7. THE POSITION OF POLE LINES, CONDUITS, WATERMANS, SEWERS AND OTHER UNDERGROUND AND ABOVEGROUND UTILITIES AND STRUCTURES IS NOT NECESSARILY SHOWN ON THE DRAWINGS, AND WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED. BEFORE STARTING WORK, THE CONTRACTOR SHALL INFORM AND SATISFY HIMSELF OF THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES BY FIELD UTILITY LOCATE AND/OR SURVEY STAKEOUT, AND SHALL ASSUME ALL LIABILITY FOR DAMAGE TO THEM.
8. MATERIAL AND CONSTRUCTION METHODS MUST CONFORM TO THE LATEST ONTARIO PLUMBING CODE, LOCAL MUNICIPAL REQUIREMENTS AND ONTARIO PROVINCIAL STANDARDS AND SPECIFICATIONS.

**SEWER & WATER**

1. SANITARY AND STORM CONTROL MANHOLES SHALL BE IN ACCORDANCE WITH ALL APPLICABLE OPSD DETAILS. FRAME AND COVER SHALL BE OPSD 401.010. THE MAINTENANCE HOLES SHALL BE BENDED TO THE OVERTOP(TOP) OF PIPES.
2. ALL SANITARY MANHOLE COVERS IN THE PONDING AREAS TO BE WATER TIGHT SEALED COVERS.
3. ALL CATCHBASINS SHALL BE INSTALLED IN ACCORDANCE WITH CITY STANDARD DRAWING S-103. ALL CATCHBASIN FRAMES AND COVERS SHALL BE OPSD 401.010 OR OPAD 400.110 OR APPROVED EQUAL.
4. WATERMAIN SHALL HAVE A MINIMUM VERTICAL SEPARATION OF 0.5M AND HORIZONTAL SEPARATION OF 2.5M BETWEEN ANY SEWER OR MAINTENANCE HOLE UNLESS OTHERWISE NOTED.
5. HYDRANTS TO BE INSTALLED AS PER CITY STANDARD W-104 WITH 1.0m MINIMUM CLEAR FROM ALL OBSTRUCTION.

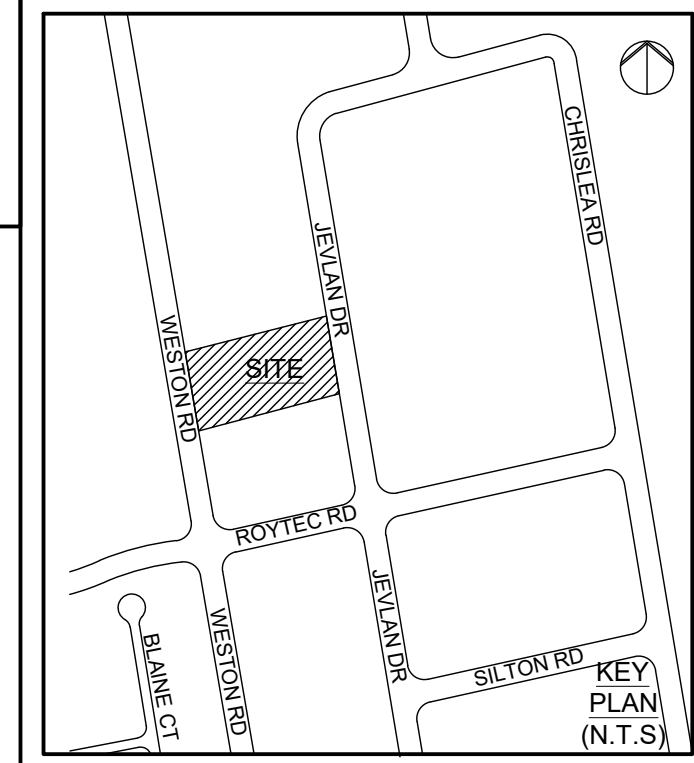
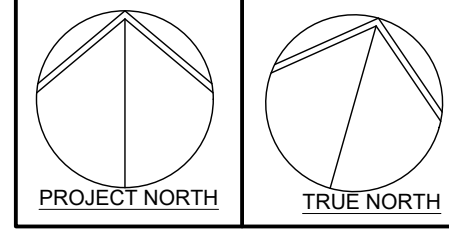
**WATERMAIN NOTES:**

1. POLYVINYL CHLORIDE PIPE (P.V.C.) - CONFORMING TO CSA B137.6, AWWA C900-75, AND AWWA C901-78, MAY BE USED FOR DISTRIBUTION WATERMANS, DIAMETER 150mm TO 300mm, INCLUDING APPROVED FITTINGS COMPATIBLE WITH DUCTILE IRON PIPE AND INCLUDING TRACER WIRE BETWEEN HYDRANTS, VALVES OR OTHER CONDUCTING APPURTENANCES.
2. WATERMAIN SHALL HAVE A MINIMUM VERTICAL SEPARATION OF 0.5m AND HORIZONTAL SEPARATION OF 2.5m BETWEEN ANY SEWER OR MANHOLE.
3. HYDRANTS TO BE INSTALLED AS PER CITY STANDARD W-104 WITH 1.0M MINIMUM CLEAR FROM ALL OBSTRUCTION.
4. VALVES UP TO AND INCLUDING 300mm WILL BE GATE VALVES OF THE SOLID WEDGE, DOUBLE DISC TYPE ACCORDING TO AWWA STANDARD C-500.
5. DEPTH - SERVICE CONNECTIONS SHALL BE LOCATED AT A MINIMUM DEPTH OF 2.0m.

**NOTE FOR SERVICING EASEMENTS:**

- BLANKET RECIPROCAL EASEMENTS WILL BE ESTABLISHED ON BOTH LOTS FOR ANY SERVICES THAT ARE CROSSING THE SEVERED AND RETAINED LOTS.

**RECEIVED**  
By andrea buchanan at 10:52 am, Mar 16, 2026



TOPOGRAPHIC SURVEY BY AVANTI SURVEYING INC. DATED SEPTEMBER 23, 2025 PART 1. PLAN OF LOT 6, CITY OF VAUGHAN, REGIONAL MUNICIPALITY OF YORK.  
BEARING NOTE: BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE EAST LIMIT OF BLOCK 64, HAVING A BEARING OF N10°00'40"W ACCORDING TO REGISTERED PLAN 65R-2588.  
ELEVATION NOTE: ELEVATIONS ARE GEODETIC AND ARE REFERRED TO THE YORK REGION BENCHMARK NO. 39024 HAVING A PUBLISHED ELEVATION OF 187.05 METRES.

LEGEND	
---	SEVERANCE LIMIT
⊙	EXISTING MANHOLE
⊙	EXISTING CATCH BASIN
⊙	EXISTING FIRE HYDRANT
---	EXISTING SANITARY
---	EXISTING WATERMAIN
---	EXISTING STORM
---	EXISTING SANITARY
---	EXISTING GAS
---	EXISTING BELL
---	EXISTING STREET LIGHT
---	EXISTING HYDRO
---	EXISTING ELECTRICAL
---	PROPOSED SANITARY
---	PROPOSED WATERMAIN
---	PROPOSED STORM
⊙	PROPOSED SANITARY MANHOLE
⊙	PROPOSED STORM MANHOLE
⊙	PROPOSED CATCH BASIN MANHOLE
⊙	PROPOSED DOUBLE CATCH BASIN
⊙	PROPOSED VALVE & BOX

REVISION	
1	ISSUED FOR APPROVAL MAR 08, 26
No.	DESCRIPTION DATE

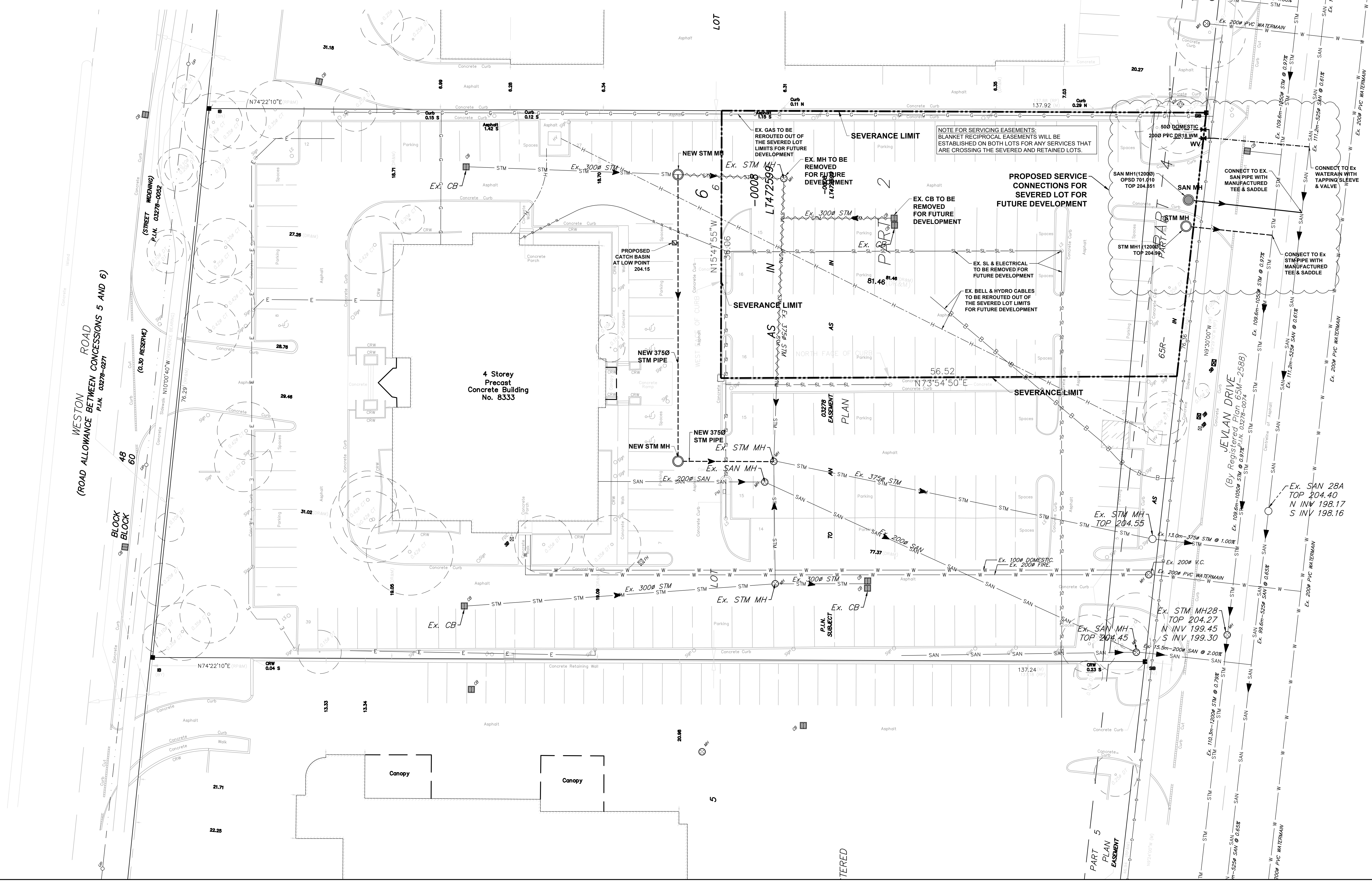
1	ISSUED FOR APPROVAL	MAR 08, 26
No.	DESCRIPTION	DATE

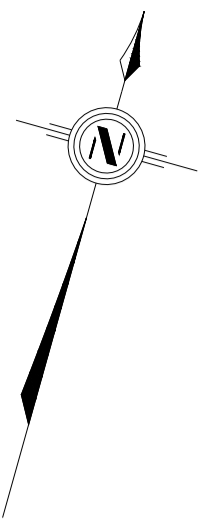
**JAIN**  
Jain Infrastructure Consultants Ltd.  
7405 EAST DANBRO CRESCENT  
MISSISSAUGA, ON L5N 6P8  
TEL: (905) 285-9900, FAX: (905) 567-5246  
Email: yayub@jainconsultants.com

PROJECT  
**8333 WESTON RD,  
WOODBIDGE, ON**  
SEVERANCE APPLICATION

DRAWING TITLE  
**SITE SERVICING PLAN**

SCALE: (ARCH 36"x24")	1: 250	DWG No.
DATE:	Mar. 9, 26	<b>C101</b>
DRAWN BY:	CC	
CHECKED BY:	YA	





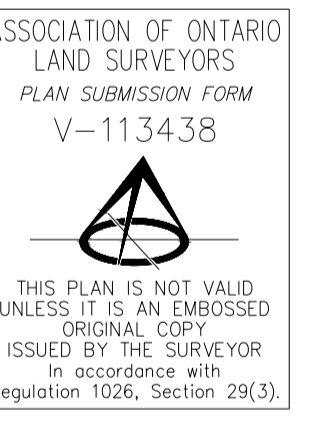
**RECEIVED**  
By andrea buchanan at 10:52 am, Mar 16, 2026

METRIC  
DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

BEARING NOTE  
BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE EAST LIMIT OF BLOCK 64, HAVING A BEARING OF N10°00'42"W ACCORDING TO REGISTERED PLAN 45R-2588.

ELEVATION NOTE  
ELEVATIONS ARE GEODETIC AND ARE REFERRED TO THE YORK REGION BENCHMARK NO. 39024 HAVING A PUBLISHED ELEVATION OF 187.05 METRES.

- LEGEND**
- DENOTES SURVEY MONUMENT FOUND
  - REGISTERED PLAN 65M-2588
  - N,S,E,W — NORTH/SOUTH/EAST/WEST
  - M — MEASURED
  - SB — STANDARD IRON BAR
  - IB — IRON BAR
  - HI — PROPERTY IDENTIFIER NUMBER
  - P.I.N. — PROPERTY IDENTIFIER NUMBER
  - OVERHEAD WIRES
  - UTILITY POLE
  - BRW — BRICK RETAINING WALL
  - CRW — CONCRETE RETAINING WALL
  - CB — CATCH BASIN
  - MH — MANHOLE
  - TC — TOP OF CURB
  - BC — BOTTOM OF CURB
  - DE — DOORSILL ELEVATION
  - TRE — TOP OF ROOF ELEVATION
  - DT — DECIDUOUS TREE
  - CT — CONIFEROUS TREE
  - Ø — DIAMETER
  - FD — FIRE HYDRANT
  - FDIC — FIRE DEPARTMENT CONNECTION
  - LS — LIGHT STANDARD
  - HV — HYDRO VAULT
  - SB — SERVICE BOX
  - PM — PARKING METER
  - DU — DRUG UNIFORM
  - BR — BRICK
  - DR — DRIP
  - PLAN BY BENNETT & WISBORNE LIMITED, O.L.S.  
DATED FEBRUARY 01, 2005  
DONALD E. ROBERTS LTD., O.L.S.  
(1176) — DONALD E. ROBERTS LTD., O.L.S.



**SURVEYOR'S CERTIFICATE**

1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.  
2. THE SURVEY WAS COMPLETED ON THE 17TH DAY OF SEPTEMBER, 2025.

SEPTEMBER 23, 2025  
DATE  
CHRIS BERENSON  
ONTARIO LAND SURVEYOR

THIS PLAN WAS PREPARED FOR CENTURION APPEL (8333 WESTON) LP

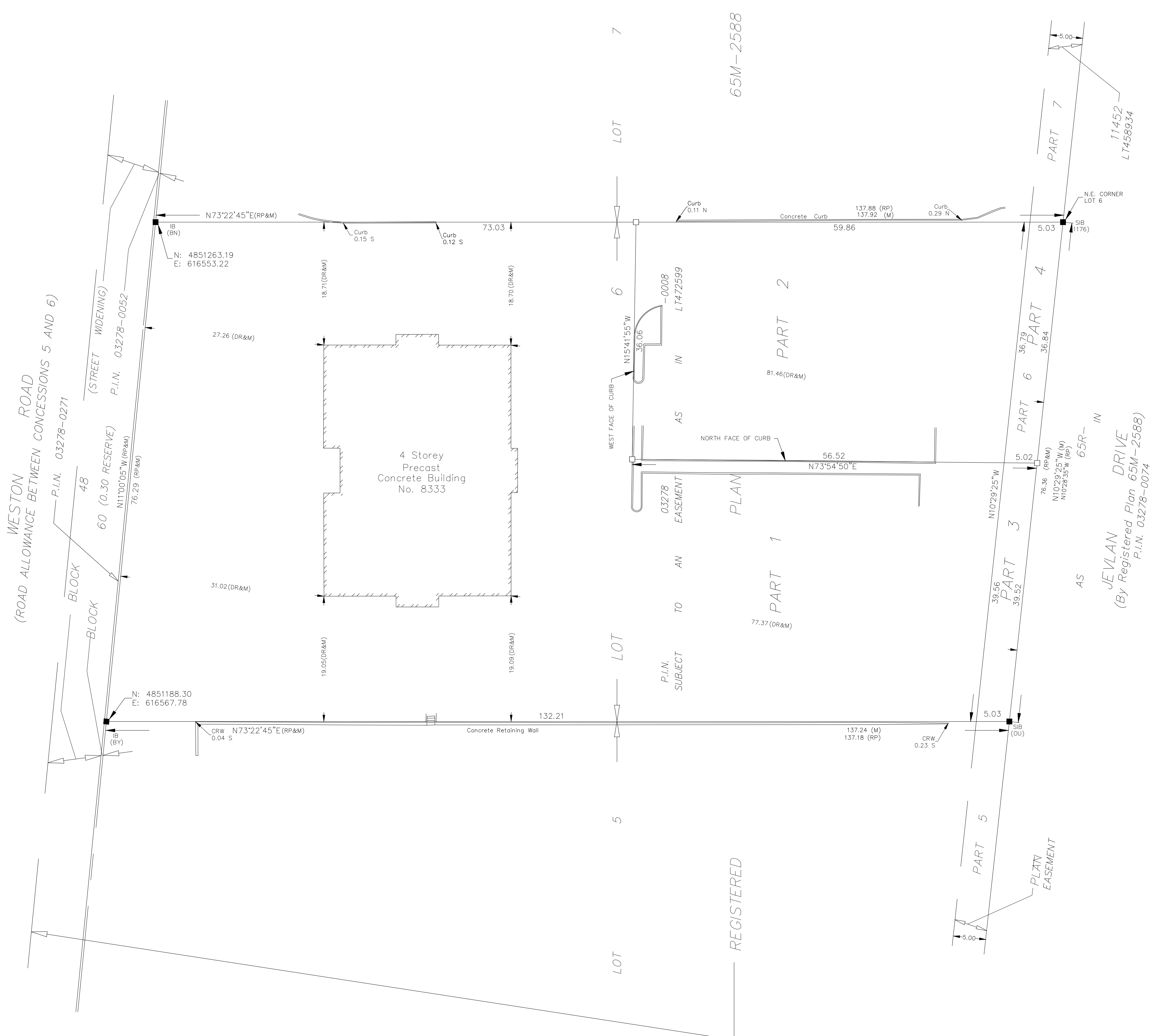
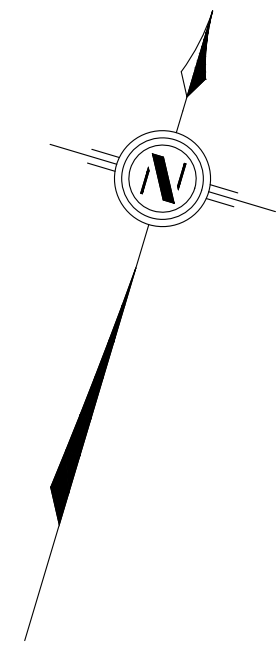
**PART 2 - SURVEY REPORT**

1) PLEASE NOTE LOCATION OF CURB, ASPHALT AND OVERHEAD WIRES  
2) REGISTERED EASEMENTS AND/OR RIGHTS-OF-WAY SUBJECT TO EASEMENTS AS IN 116834 AND 117298  
3) THIS PLAN DOES NOT CERTIFY COMPLIANCE WITH ZONING BY-LAWS

	Required	Proposed (Severed Lands)	Proposed (Retained Lands)
Lot Area	1,800 m <sup>2</sup>	2,388.3 m <sup>2</sup>	8,057.1 m <sup>2</sup>
Lot Frontage	30 m	36.68 m	76.29 m
Landscape Area (%)	10 %	11.8 %	21.4 %
Landscape Area		282 m <sup>2</sup>	1727.30 m <sup>2</sup>
Landscape Buffer	5.0m	4.0m (along Jevlan Dr)	7.2m (along Weston Rd) 2.6m (along Jevlan Dr)
Gross Floor Area (GFA)			4,465.7 m <sup>2</sup>
Gross Construction Area (GCA)			5,521.8 m <sup>2</sup>
Parking	Min. 2, Max. 4.5 spaces per 100 m <sup>2</sup> of GFA = 89 required spaces	74 spaces	136 spaces
Typical Parking Space	2.7m x 5.7m	2.8m x 5.8m	2.9m x 5.7m
Barrier-Free Parking	101-200 spaces = 1 and 3% of total spaces = 5 required spaces	0	5 spaces
Typical Barrier-Free Parking Space	2.4m x 5.7m		3.3m x 6.1m

Retained Lands Part 1 & 3  
Severed Lands Part 2 & 4





I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT

DATE : \_\_\_\_\_

CHRIS BERESNIEWICZ  
ONTARIO LAND SURVEYOR

PLAN 65R-

RECEIVED AND DEPOSITED

DATE : \_\_\_\_\_

REPRESENTATIVE FOR THE LAND REGISTRAR FOR THE LAND TITLES DIVISION OF YORK REGION. (No.65)

**SCHEDULE**

PART	ALL of LOT	PLAN	ALL of P.I.N.	AREA
1	6	65M-2588	03278-0008	7,949.5 m <sup>2</sup>
2				2,114.1 m <sup>2</sup>
3				197.7 m <sup>2</sup>
4				184.1 m <sup>2</sup>

PARTS 1 to 4 INCLUSIVE ARE SUBJECT TO AN EASEMENT AS IN LT472599  
PARTS 3 and 4 ARE SUBJECT TO AN EASEMENT AS IN LT458934

PLAN OF SURVEY OF  
LOT 6  
REGISTERED PLAN 65M-2588  
CITY OF VAUGHAN  
REGIONAL MUNICIPALITY OF YORK  
SCALE 1 : 400

AVANTI SURVEYING INC.

METRIC

DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

**BEARING NOTE**

BEARINGS ARE UTM GRID DERIVED FROM SPECIFIED CONTROL POINTS 10519980225 AND 10519980236, UTM ZONE 17, NAD-1983; CSRS; CBNV6-2010.0

**SPECIFIED CONTROL POINTS (SCPs):** UTM ZONE 17, NAD-1983; CSRS; CBNV6-2010.0 COORDINATES TO URBAN ACCURACY PER SECTION 14(2) OF O.REG. 216/10

SCOP	NORTHING	EASTING
10519980225	4852093.61	615861.61
10519980236	4851003.65	616566.77

COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN

**DISTANCE NOTE**

DISTANCES SHOWN HEREON ARE GROUND DISTANCES AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 0.99973999.

**ROTATION NOTE**

FOR BEARING COMPARISONS A ROTATION OF 0°59'20" COUNTER CLOCKWISE WAS APPLIED TO REGISTERED PLAN 65M-2588, TO CONVERT TO UTM GRID BEARINGS.

**LEGEND**

- DENOTES SURVEY MONUMENT FOUND
- DENOTES SURVEY MONUMENT SET
- RP DENOTES REGISTERED PLAN 65M-2588
- N.S.E.W DENOTES NORTH,SOUTH,EAST,WEST
- M DENOTES MEASURED
- SIB DENOTES STANDARD IRON BAR
- IB DENOTES IRON BAR
- P.I.N. DENOTES PROPERTY IDENTIFIER NUMBER
- OU DENOTES ORIGIN UNKNOWN
- BN DENOTES BENNETT & NORRGROVE LIMITED, O.L.S.
- DR DENOTES PLAN BY DONALD E. ROBERTS LTD., O.L.S. DATED FEBRUARY 01, 1989.
- (1176) DENOTES DONALD E. ROBERTS LTD., O.L.S.

**SURVEYOR'S CERTIFICATE**

I CERTIFY THAT :

- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT, THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
- THE SURVEY WAS COMPLETED ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

DATE \_\_\_\_\_

CHRIS BERESNIEWICZ  
ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS  
PLAN SUBMISSION FORM NUMBER XXXXXX

**AVANTI SURVEYING INC.**

310 North Queen St., Unit 102, Toronto ON M9C-5K4  
Tel: (416) 231-1174 - Fax: (416) 621-3360  
E-MAIL : info@avantisurveying.com

DRAWN: RJM CHECKED: C.B./A.M. PROJECT 25-215



I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT

PLAN 65R-

RECEIVED AND DEPOSITED

DATE : \_\_\_\_\_ DATE : \_\_\_\_\_

CHRIS BERESNIEWCZ  
ONTARIO LAND SURVEYOR

REPRESENTATIVE FOR THE LAND REGISTRAR FOR THE LAND TITLES DIVISION OF YORK REGION. (No.65)

SCHEDULE

PART	ALL of LOT	PLAN	ALL of P.I.N.	AREA
1				7,949.5 m <sup>2</sup>
2	6	65M-2588	03278-0008	2,114.1 m <sup>2</sup>
3				197.7 m <sup>2</sup>
4				184.1 m <sup>2</sup>

PARTS 1 to 4 INCLUSIVE ARE SUBJECT TO AN EASEMENT AS IN LT472599  
PARTS 3 and 4 ARE SUBJECT TO AN EASEMENT AS IN LT458934

PLAN OF SURVEY OF  
LOT 6  
REGISTERED PLAN 65M-2588  
CITY of VAUGHAN  
REGIONAL MUNICIPALITY OF YORK  
SCALE 1 : 400

AVANTI SURVEYING INC.

**METRIC**  
DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

**BEARING NOTE**  
BEARINGS ARE UTM GRID DERIVED FROM SPECIFIED CONTROL POINTS 10519980225 AND 10519980236. UTM ZONE 17, NAD-1983; CSRS:CBNV6-2010.0

SPECIFIED CONTROL POINTS (SCPs): UTM ZONE 17, NAD-1983; CSRS:CBNV6-2010.0 COORDINATES TO URBAN ACCURACY PER SECTION 14(2) OF O.REG. 216/10

SCP	NORTHING	EASTING
SCP 10519980225	4852093.61	615861.61
SCP 10519980236	4851003.65	616566.77

COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN

**DISTANCE NOTE**  
DISTANCES SHOWN HEREON ARE GROUND DISTANCES AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 0.99973999.

**ROTATION NOTE**  
FOR BEARING COMPARISONS A ROTATION OF 0°59'20" COUNTER CLOCKWISE WAS APPLIED TO REGISTERED PLAN 65M-2588, TO CONVERT TO UTM GRID BEARINGS.

**LEGEND**

■	DENOTES	SURVEY MONUMENT FOUND
□	— —	SURVEY MONUMENT SET
RP	— —	REGISTERED PLAN 65M-2588
N,S,E,W	— —	NORTH,SOUTH,EAST,WEST
M	— —	MEASURED
SIB	— —	STANDARD IRON BAR
IB	— —	IRON BAR
P.I.N.	— —	PROPERTY IDENTIFIER NUMBER
OU	— —	ORIGIN UNKNOWN
BN	— —	BENNETT & NORGROVE LIMITED, O.L.S.
DR	— —	PLAN BY DONALD E. ROBERTS LTD., O.L.S. DATED FEBRUARY 01, 1989.
(1176)	— —	DONALD E. ROBERTS LTD., O.L.S.

**SURVEYOR'S CERTIFICATE**  
I CERTIFY THAT :

- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT, THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
- THE SURVEY WAS COMPLETED ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

DATE \_\_\_\_\_ 2025  
CHRIS BERESNIEWCZ  
ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER XXXXXX

AVANTI SURVEYING INC.

310 North Queen St., Unit 102, Toronto ON M9C-5K4  
Tel: (416) 231-1174 - Fax: (416) 621-3360  
E-MAIL : info@avantisurveying.com

DRAWN: RJM CHECKED: C.B./A.M. PROJECT 25-215

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

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

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

**Date:** March 31<sup>st</sup> 2026  
**Attention:** **Christian Tinney**  
**RE:** Request for Comments

**File No.:** **B002-26**  
**Related Files:**  
**Applicant** MHBC Planning Ltd.  
**Location** 8333 Weston Road



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:**

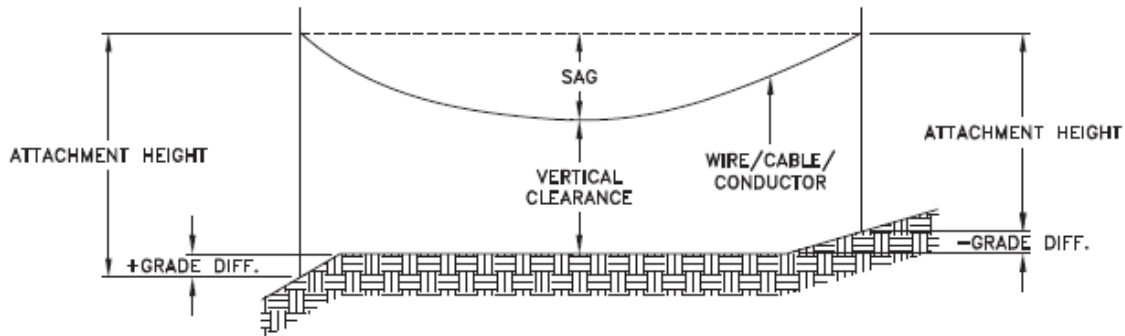
- Ontario Electrical Safety Code, latest edition (Clearance of Conductors from Buildings)
- Ontario Health and Safety Act, latest edition (Construction Protection)
- Ontario Building Code, latest edition (Clearance to Buildings)
- PowerStream (Construction Standard 03-1, 03-4), attached
- Canadian Standards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

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

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



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

**NOTES:**

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

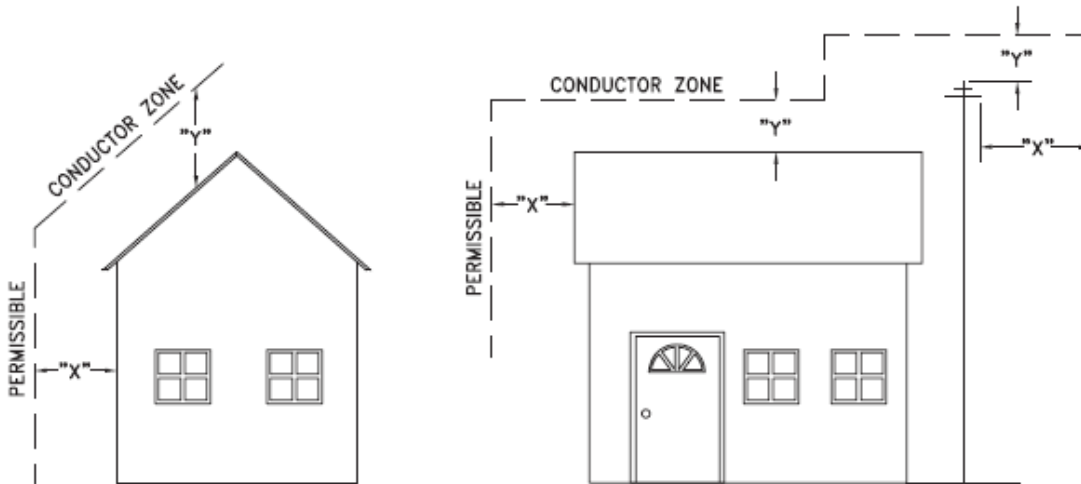
METRIC	IMPERIAL (APPROX)
810cm	27'-0"
760cm	25'-4"
730cm	24'-4"
520cm	17'-4"
480cm	16'-0"
442cm	15'-5"
370cm	12'-4"
340cm	11'-4"
310cm	10'-4"
250cm	8'-4"

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

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

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



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

**NOTES**

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

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

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

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

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:** Christian Tinney, Building Standards Department  
**Date:** March 17, 2026  
**Applicant:** MHBC Planning Ltd.  
**Location:** 8333 Weston Road  
 PLAN 65M2588 Lot 6  
**File No.(s):** B002/26

**Zoning Classification:**

The subject lands are zoned EMU – Employment Commercial Mixed-Use Zone and subject under Zoning By-law 001-2021, as amended.

#	Zoning By-law 001-2021	Proposal
1	Lot Frontage:  The minimum Lot Frontage requirement for the conveyed lands is <b>30.0 metres.</b> <b>[Table 8-3]</b>  The minimum Lot Frontage requirement for the retained lands is <b>30.0 metres.</b> <b>[Table 8-3]</b>	The proposed lot frontage of <b>36.68 metres</b> for the conveyed lands <b>complies</b> with the minimum lot frontage requirement.  The proposed lot frontage of <b>76.29 metres</b> for the retained lands <b>complies</b> with the minimum lot frontage requirement.
2	Lot Area:  The minimum Lot Area requirement for the conveyed lands is <b>1,800.0 m<sup>2</sup></b> <b>[Table 8-3]</b>  The minimum Lot Area requirement for the retained lands is <b>1,800.0 m<sup>2</sup></b> <b>[Table 8-3]</b>	The proposed lot area of <b>2,388.3 m<sup>2</sup></b> for the conveyed lands <b>complies</b> with the minimum lot area requirement.  The proposed lot area of <b>8,057.1 m<sup>2</sup></b> for the retained lands <b>complies</b> with the minimum lot area requirement.

**Staff Comments:**

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

**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: B002/26 (8333 Weston Road) - REQUEST FOR COMMENTS, CITY OF VAUGHAN  
**Date:** March-18-26 4:21:25 PM  
**Attachments:** [image001.png](#)

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

Hello,

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

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

Regards,

**Cameron McDonald**

Planner I

Development Planning and Permits | Development and Engineering Services

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

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

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



**From:** [Hurst, Gabrielle](#)  
**To:** [Committee of Adjustment Mailbox](#)  
**Subject:** [External] Re: B002/26 (8333 Weston Road) - REQUEST FOR COMMENTS, CITY OF VAUGHAN  
**Date:** Wednesday, March 25, 2026 9:13:05 AM

---

**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 morning,

The Regional Municipality of York has completed its review of the above consent application and has no comment.

Regards,

Gabrielle Hurst, MCIP, RPP  
Associate Development Specialist  
Economic Development Branch  
Regional Municipality of York

## SCHEDULE C: PUBLIC & APPLICANT CORRESPONDENCE

Correspondence Type	Name	Address	Date Received (mm/dd/yyyy)	Summary
Applicant			02/23/2026	Application Cover Letter
Applicant			04/15/2026	Planning Justification Report



February 5, 2026

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

Dear Mrs. Vigneault:

**RE: MINOR VARIANCE AND CONSENT APPLICATION JUSTIFICATION LETTER  
8333 WESTON ROAD, VAUGHAN  
OUR FILE NO.: 25208C**

---

On behalf of our client, Centurion Appelt (the "Owner"), we are pleased to submit the enclosed Minor Variance and Consent Applications (the "Applications") for the lands municipally addressed as 8333 Weston Road in the City of Vaughan (the "Subject Lands").

In support of the Applications and in addition to this Letter, please find enclosed the following digital (PDF) materials:

- Fully Executed Minor Variance and Consent Application Forms;
- Fully Executed Tree Declaration Form;
- Draft R-Plan prepared by Avanti Surveying Inc.; and
- Consent Sketch prepared by MHBC.

**EXISTING CONDITIONS**

The Subject Lands are located on the east side of Weston Road, south of Langstaff Road. The lands contain a 4-storey office building with clinical uses fronting Weston Road, with surface-level parking to the rear of the building and along the west and south lot lines. Access to the Subject Lands is along Weston Road and Jevlan Drive. The Subject Lands are surrounded by Weston Road and detached dwellings to the west, commercial uses to the north and south, and Jevlan Drive and commercial/industrial uses to the east.

**PROPOSAL DESCRIPTION**

The Owner is seeking the approval of the Committee of Adjustment (the "Committee") to sever the Subject Lands into two (2) parcels for financing purposes, retaining a new L-shaped lot for the existing 4-storey clinic (the "Retained Lands"). The severed lands (the "Severed Lands") will consist of the

northeast quadrant of the Subject Lands, which will facilitate a public parking area that retains the existing condition. The public parking on the Severed Lands will be tied to the Retained Lands via reciprocal blanket easements on both lands to maintain shared access and servicing. Therefore, the functionality of the Subject Lands, inclusive of the land use and parking, will not change despite the severance. Additionally, the Owner seeks relief for a number of technical variance on the retained lands to facilitate the continued uses on the Subject Lands against the City of Vaughan Zoning By-law 001-2021 (ZBL 001-2021), via a Minor Variance Application. The severed lands will be zoning compliant.

The proposed Consent Application will result in the creation of one (1) new lot for the retained parking area. The concurrent Minor Variance application applies to the scope of the Retained lot configuration post-severance.

The proposed Severed Lot will be approximately 2,525.9 square metres (27,188.56 square feet) in size, while the Retained Lot will be approximately 7,949.5 square metres (85,567.71 square feet) in size. We note that a portion of the Subject Lands fronting Jevlan Drive is identified as easements as part of the Severed Lot, with a total area of 381.8 square metres (4,109.66 square feet). The proposed severance will result in the following lot measurements:

Lot Measurements	Required	Severed Lot	Retained Lot
Lot Area	1,800 sq. m (Min.)	2,525.9 sq. m	7,949.5 sq. m
Lot Frontage	30 m (Min.)	76.36 m	76.29 m
Lot Depth	N/A	65.89 m	132.21 m

**VARIANCES REQUIRED**

As a result of the above-noted Consent Application, we are seeking relief from ZBL 001-2021 for the Retained Lands, as shown within the R-Deposited Draft Plan prepared by Avanti Surveying Inc. The Subject Lands are zoned "Employment Commercial Mixed-Use Zone" (EMU). The requested variances address non-compliant provisions for the continuation of the existing medical building, related to the required built-to-zone and barrier-free parking in the current Zoning By-law. The variances are as follows:

#	Zoning By-law 001-2021	Variance Requested
1	The required build-to zone shall be a minimum of <b>5 metres</b> and a maximum of <b>10 metres</b> . <b>[Section 8.2.2]</b>	To permit a build-to zone of a maximum <b>28 metres</b> .
2	The minimum barrier-free parking space shall be 1, plus 3% of the total provided parking spaces (6 spaces). <b>[Section 6.4.3]</b>	To permit a minimum <b>5 barrier-free parking spaces</b> .

## **JUSTIFICATION OF THE PROPOSAL**

### **POLICY REVIEW FOR CONSENT AND MINOR VARIANCE**

#### **PROVINCIAL PLANNING STATEMENT (“PPS”)**

The PPS 2024 came into effect on October 20, 2024 and replaces the Provincial Policy Statement 2020 and Growth Plan for the Greater Golden Horseshoe 2020. The PPS provides the policy direction on matters of provincial interest related to land use planning and development, and supports a comprehensive, integrated, and long-term approach to planning. Under the PPS, the Subject Lands are within a “Settlement Area”, which are areas focused for growth and development. Land use patterns should efficiently use land and resources, infrastructure, and public service facilities that are planned or available, be transit-supportive (as appropriate), freight-supportive, and support active transportation.

The proposed severance and variances are consistent with the PPS for the following reasons:

1. The proposed severance and variances will facilitate the existing use of the lands to continue that support the preservation of economic activities in Employment Areas, and diversify the City’s economic base;
2. The proposed severance and variances, which will continue to support transit options along Weston Road and the surrounding area; and
3. The proposed severances and variances will not result in adverse and undue effects on public health and the environment.

#### **YORK REGION OFFICIAL PLAN 2022 (REGIONAL OP)**

The York Region Official Plan was originally approved in 1994 by the Ontario Municipal Board. As part of the statutory five-year review, the Official Plan was reviewed and consolidated in 2010. The new YROP was recently approved by the Province on November 4<sup>th</sup>, 2022 by the Ministry of Municipal Affairs and Housing. The Plan provides a long-term vision for York Region’s physical form and community structure. To pursue the vision, it sets goals and objectives, describes a regional structure for accommodating growth, states the policies to be followed, and provides guidance on implementing policies.

The Subject Lands are designated as an “Employment Area” on Map 1A – Land Use Designations and are located within a “Built Up Area” on Map 1B – Urban System Overlays. The designation accommodates a significant amount of new and diverse business growth, specifically preserving core Employment Areas, further supporting the Region’s economic base.

The proposed severance and variances are consistent with the Regional OP through the following:

1. The proposed severance and variances facilitate the continued operation of the existing office uses, continuing to support the long-term supply and range of employment uses.

2. The proposed public parking on the Severed Lands will support existing and future employment uses within Employment Areas.

## **MINOR VARIANCE TESTS**

We believe that the request for relief for the Retained Lands from Zoning By-law 001-2021 meets the four tests set out under Section 45(1) of the Planning Act, as follows:

### ***1. The variances maintain the general intent and purpose of the Official Plan.***

The Subject Lands are designated as "Employment Commercial Mixed-Use" on Map 13: Land Use, within the City of Vaughan Official Plan (the "Vaughan OP") with a height maximum of 5 storeys, and density maximum of 2.5. Additionally, the Subject Lands are located in Employment Areas on Map 1: Urban Structure. The existing medical office building will maintain its 4 storeys and will have an FSI of 0.67 meeting the intent of this policy.

**Policy 9.2.2.7.a)** of the Official Plan notes that non-residential intensification is encouraged and appropriate within this designation, further enhancing the efficient use of planned rapid transit and transit investments, primarily focused on commercial buildings for a variety of businesses. The Minor Variance allows for the existing 4-storey office use to continue, supporting existing and planned transit options.

**Policy 9.2.2.7.c)** of the Official Plan permits an array of commercial uses, including Office Uses (with a maximum Gross Floor Area of 12,500 sq m), cultural/entertainment uses, retail uses (a maximum of 3,500 sq m per unit), and gas stations, as the Subject Lands are located within a non-intensification area. The Retained lands will have an Office Use with a GFA of 5,387 sq m, meeting this policy. Further, **Policy 9.2.2.7.e)** permits low-rise, mid-rise, public and private, and gas station building types. The existing clinic office complies with this policies by providing an office use below the maximum permitted Gross Floor Area within a low-rise building. The existing office building represents a low-rise commercial building, meeting this objective.

**Policy 2.2.4** discusses Employment Areas within Vaughan, which aims to optimize economic activities while also planning for industrial, manufacturing, warehousing, and some office uses to be maintained. Approval of the requested variances will:

- Continue the operation of the existing use, which supports economic activity within Employment Areas and the City of Vaughan.
- As aforementioned, support the intent of the PPS and Regional OP by maintaining existing employment uses, thereby supporting the economic base.
- The existing use will continue to utilize and accommodate active transportation and transit options along the frontages of Weston Road and Jevlan Drive.

**Policy 5.2.2** speaks to office uses as part of diversifying Vaughan’s economic base. Office uses are to be appropriate densities, strategically placed to support transit uses along transit routes and stations, while preserving Employment Areas for their intended uses. The existing medical office building is located along Weston Road, which is serviced by Local and Regional transit. The use also provides a variety of medical uses that are in demand, further supporting the diversity of the City’s economic base.

**Based on the above analysis, the requested variances maintain the general intent and purpose of the Official Plan.**

*2. The variances maintain the general intent and purpose of the Zoning By-law.*

Variance for Required Build-to Zone

The general intent and purpose of this provision is to ensure that a harmonious streetwall is maintained along the frontage of the street and appropriately set back from the street lot. This provision applies to a minimum of 50% of the building. As the existing building pre-dates the current zoning provision and exists at 27 metres today along Weston Road, the requested relief is technical in nature as it simply recognizes an existing condition. The variance created through the severance does not impact the existing streetline along Weston Road, as the adjacent properties, 8311 Weston Road and 468 Jevlan Drive, generally have aligned main walls along the street, with similar setbacks. The built form is not impacted by this variance, and if approved, the existing condition on the Subject Lands will not change.

Based on the above analysis, it is my opinion that the increased setback from the maximum of the build-to zone meets the intent and purpose of the Zoning By-law.

Variance for Minimum Barrier-Free Parking Space Rates

The general intent and purpose of this provision is to ensure a sufficient number of safe, convenient, and accessible parking spaces, also generally conforming to the Accessibility for Ontarians with Disabilities Act. As 5 barrier-free parking spaces exist today, and the existing spaces pre-date both AODA and the current Zoning By-law, this variance is technical in nature, as it is simply reflecting an existing condition. The barrier-free spaces, four in the rear and 1 in the front, will continue to function and support the medical building in the same fashion, regardless of the consent to create the new Retained Lands.

Based on the above analysis, it is my opinion that the reduced barrier-free parking spaces provided meet the intent and purpose of the Zoning By-law.

*3. The variances are desirable for the appropriate development of the use of the land.*

The approval of the requested variances will permit the continued use of the 4-storey medical office on the Retained Lands. This use continues to support the economic base in the City of Vaughan and is appropriate within the Employment Area, supporting transit uses along Weston Road. The retained lands will continue to meet all other zoning provisions including required parking, making the

variances technical in nature as they only seek to resolve provisions in the Zoning By-law that pre-date the construction of the existing medical building. The public parking proposed on the Severed Lands will continue to support the existing medical building until such time as that property develops.

Based on the analysis that we have conducted, it is our opinion that the proposed variances, facilitating the existing medical building, provide for a desirable and appropriate development for the use of the Subject Lands.

#### ***4. The variances are minor in nature.***

In our opinion, individually and collectively, the variances are minor in nature from a qualitative and quantitative basis when considering the various physical characteristics of the design and the lot. The variances do not set a precedent in the Employment Area, considering the existing setback conditions along Weston Road. Since the variance is technical in nature, the approval will not affect the existing conditions and will instead maintain the existing use and built form. No undue impact is anticipated on adjacent properties should the variances be approved, as it is an existing setback condition, similar to the adjacent properties, and recognizes existing barrier-free parking requirements..

For the reasons noted above, it is our opinion that the requested variances are minor in nature.

## **CONSENT TESTS**

### Vaughan OP – Section 10.1.2

Section 10.1.2 of the Vaughan OP speaks to application processes, including but not limited to Consents (Severances). The below will review the applicable policies to the proposed severance.

***10.1.2.36. That a consent(s) may be permitted for the following purposes:***

- a. the creation of new lots;*
- b. boundary adjustments to existing lots;*
- c. the creation of easements over existing lots; and/or*
- d. to convey additional lands to an adjacent lot, provided a lot smaller than that otherwise permitted by the Zoning By-law is not created*

The proposal is the creation of a new lot, meeting this criteria.

***Policy 10.1.2.38 That a lot(s) may be created only if there is enough net developable area on both the severed lot and the remainder lot to accommodate proposed uses, buildings and structures and accessory uses without encroachment on the Natural Heritage Network.***

. The proposed Severed Lands and Retained Lands comply with ZBL 001-2021, as they meet the minimum lot and frontage sizes. The variances being sought on the Retained Lands are technical in nature, reflecting existing conditions that are not the result of the severance. As the Severed Lands

meet zoning requirements, it must be concluded that they can achieve future uses, buildings and structures.

*10.1.2.40. That a lot shall not be created if it would extend or promote strip development*

In our opinion, given the zoning provisions in place, the Severed Lands would not be able to achieve strip development, and in fact would help to frame the street when developed in the future.

*10.1.2.41. That a consent(s) shall not be granted for uses that are inconsistent with this Plan.*

As established through the Minor Variance test, the Subject Lands are designated as "Employment Commercial Mixed-Use" on Map 13: Land Use, within the City of Vaughan Official Plan (the "Vaughan OP") with a height maximum of 5 storeys, and density maximum of 2.5. Additionally, the Subject Lands are located in Employment Areas on Map 1: Urban Structure. The continuation of public parking complies with this designation.

**Policy 9.2.2.7.a)** of the Official Plan notes that non-residential intensification is encouraged and appropriate within this designation, further enhancing the efficient use of planned rapid transit and transit investments, primarily focused on commercial buildings for a variety of businesses. **Policy 9.2.2.7.c)** of the Official Plan permits an array of commercial uses, including Office Uses (with a maximum Gross Floor Area of 12,500 sq m), cultural/entertainment uses, retail uses (a maximum of 3,500 sq m per unit), and gas stations, as the Subject Lands are located within a non-intensification area. Further, **Policy 9.2.2.7.e)** permits low-rise, mid-rise, public and private, and gas station building types. The proposal represents intensification by creating a lot that will allow for future employment opportunities that can occur in low rise form and will support area transit through connections to the Retained Lands via reciprocal easements.

**Policy 2.2.4** discusses Employment Areas within Vaughan, which aims to optimize economic activities while also planning for industrial, manufacturing, warehousing, and some office uses to be maintained. The Severed Lands will conform to this objective as it will not take away from the existing operation of the medical building, and allows for future employment opportunity which supports economic activity within Employment Areas and the City of Vaughan.

**Policy 5.2.2** speaks to office uses as part of diversifying Vaughan's economic base. Office uses are to be appropriate densities, strategically placed to support transit uses along transit routes and stations, while preserving Employment Areas for their intended uses. The proposal will continue to provide parking for the existing medical office building through reciprocal blanket easements, providing access to Weston Road, which is serviced by Local and Regional transit.

*10.1.2.46. That the Committee of Adjustment in assessing each consent application is required to consider the matters set out in Section 51(24) of the Planning Act. In addition to these matters, Council considers the following to apply:*

- a. in the case of non-conformity of the approval with the Official Plan, no consent shall be granted;*
- b. in cases where either or both of the subject or retained lands are not in conformity with the approved Zoning By-law, the applicant shall file a Zoning By-law amendment application prior to or*

*concurrently with the consent application, or where the required zoning exceptions to facilitate the severance are minor in nature and maintain the intent of this Plan, a minor variance application. When considering such Zoning By-law Amendment or minor variance applications, Council or the Committee of Adjustment shall have regard for the consent policies of this Plan; and*

*c. in cases where a Site Plan application is deemed necessary to assess a consent application, the City may defer the consent application until the related Site Plan has been approved by Council.*

We can conform the following:

- the matters set out in Section 52(24) are addressed later in this justification.
- The severed and retained lands conform to the Official Plan.
- the severed lands comply with lot area and frontage and are therefore zoning compliant, and subject to a concurrent technical minor variance submitted concurrently, the retained lands will also be zoning compliant.
- Given that the Retained Lands would continue as the existing parking, no Site Plan application is necessary.

***Policy 10.1.2.47*** *has regard for matters regarding compatibility, access, servicing, conservation, and financial implication, as stated below, as applicable:*

- a) Compatibility of the proposed size, shape and use of the lot with:*
- i. the local pattern of lots, streets and blocks;*
  - ii. the size and configuration of existing lots;*
  - iii. the building type of nearby properties;*
  - iv. the heights and scale of nearby properties;*
  - v. the setback of buildings from the street;*
  - vi. the pattern of rear and side-yard setbacks; and*
  - vii. conservation and enhancement of heritage buildings, heritage districts and cultural heritage landscapes.*

In response, as the Retained Lands comply with the minimum lot frontage and area of the Zoning By-law, and the Zoning By-law implements the Official Plan policies relative to compatibility, it is our opinion that the Retained Lands must be deemed to conform, as all By-laws passed by a Municipality must conform to their Official Plan.

- b) Access:*
- i. consent to sever a lot shall be permitted only when both the lot severed and the remaining parcel front on an existing assumed public highway or street, or upon a dedicated public road allowance upon which the applicant is constructing a road pursuant to an Agreement with the City. Valley lands acquired for conservation purposes by the Toronto and Region Conservation Authority are exempt from these access requirements;*
  - iii. creation of lots fronting on designated arterial streets shall be discouraged, as granting of an entrance permit to serve a new lot provides another point of conflict with the smooth flow of traffic for which the road is designed, particularly in areas where strip development already poses traffic problems;*

In response, the Severed Lands and Retained Lands will have frontage on a public highway, and the Severed Lands or new lot will not be on an arterial street.

*c) Servicing*

- i. all proposed lots shall be serviced by either a public water supply or other adequate supply of potable water, and either a connection to a public sanitary sewer system or provision for other sanitary waste treatment facility on the site appropriate to the proposed use, approved by the City. Where a proposed lot is located in an area serviced by a municipal water system and/ or sanitary sewer, the Committee of Adjustment shall obtain confirmation from the appropriate City and/or Regional authority that servicing capacity can be allocated to the proposed lot without straining the capacity of the present system or jeopardizing anticipated development by Plan of Subdivision;*

In response, the Severed Lands will maintain all existing servicing connections via reciprocal blanket easements. Future development will secure separate public servicing from Jevlan Drive and coordinate any shared servicing such as stormwater at the time of future redevelopment.

*d) Conservation*

- i. the Toronto and Region Conservation Authority shall be consulted in respect of applications for consent which are subject to flooding, wind or water erosion, or characterized by steep slopes, groundwater recharge, valuable wildlife or fish habitat, mature tree stands and areas of high aggregate potential.*

This policy is not applicable.

Consent under Section 53(12)

While this application is a Consent under Section 53 of the *Planning Act*, the determination is whether the approval of the Consent should be granted as noted in Section 53(12). Section 53(12) notes that the granting of approval is based on whether there is sufficient regard for the matters under Section 51(24). In our opinion, the proposed severance does have regard for the matters set out in Section 51(24) of the *Planning Act* as follows:

*"In considering a draft plan of subdivision, regard shall be had, among other matters, to the health, safety, convenience, accessibility for persons with disabilities and welfare of the present and future inhabitants of the municipality and to,"*

- a) the effect of development of the proposed subdivision on matters of provincial interest as referred to in section 2.*

The consent for severance as appropriate regard for matters of provincial interest as follows:

- There will be no impact on any ecological systems, including natural areas, features and functions;

- There will be no impact on any agricultural resources of the Province;
- There are no natural resources and mineral resource bases requiring management on the property;
- There are no features of significant architectural, cultural, historical, archaeological or scientific interest requiring conservation;
- There will be no change in the use of energy and water;
- The Severed Lands will have access to public sewage and water services and waste management systems;
- The consent will not result in the production of new waste;
- The consent will result in a zoning compliant lot that maintains current site operations with the Retained Lands, representing the orderly development of safe and healthy communities and will not raise any new AODA requirements;
- There will be no new demands on educational, health, social, cultural and recreational facilities in the short term, and such assessment can be made in the long term as part of a future development on the lands;
- The consent will protect for new employment opportunities;
- There will be no impact on the financial and economic well-being of the Province and its municipalities;
- The consent will be supported by blanket easements will ensure public and private interests are protected;
- There will be no public health and safety issues;
- The consent is in a location where intensification is promoted, making this an appropriate location for this form of limited growth and development;
- The Retained Lands will continue to support public transit and to be oriented to pedestrians;
- The Retained Lands will be zoning compliant, allowing for future development that would achieve well designed built form achieving a sense of place in the employment area, following zoning requirements to allow for safe, accessible, attractive and vibrant spaces in the future; and,
- The consent does not prevent the Severed or Retained Lands from mitigating greenhouse gas emissions and future adaptation to respond to a changing climate.

*b) whether the proposed subdivision is premature or in the public interest.*

The Consent Application is not premature as the Subject Lands are on a lot that is located within a Settlement Area, and in an area that encourages and preserves economic growth and activity.

*c) whether the plan conforms to the official plan and adjacent plans of subdivision, if any.*

As outlined earlier in this justification letter, the proposal conforms to the Official Plan. The severance does not change the built form of the building on the Retained Lands or its available parking onsite. Finally, the parking area being maintained is in keeping with adjacent properties in the area.

*d) the suitability of the land for the purposes for which it is to be subdivided.*

*f) the dimensions and shapes of the proposed lots.*

The proposed severance will continue to facilitate the existing use that is appropriate in terms of its surrounding context and will create two (2) lots that are zoning-compliant, outside of the previously discussed variances.

*i) the adequacy of utilities and municipal services.*

The proposed Consent Application does not result in additional uses being provided at this time, and therefore, the building will continue to be serviced through existing infrastructure. When future development proceeds on the Severed Lands, connections to Jevlan Drive and coordination with the Retained Lands through reciprocal blanket easements will occur to support servicing and utilities.

Based on the above analysis, the proposed severance meets the tests under Section 51(24) of the *Planning Act*, specifically (a), (b), (c), (d), (f), and (i). Given the context and scope of the proposal, the criteria of 51(24) (e), (g), (h), (j), (k), (l), and (m) are not applicable. Therefore, the proposed severance is in the public interest, represents good planning and has sufficient regard for the matters under Section 51(24) of the *Planning Act*.

## **CONCLUSION**

It is our opinion that the requested Minor Variance and Consent Applications meet the requirements of Section 45(1) and 51(24) of the *Planning Act*, and represent good planning. We request that this application be circulated for staff review and be scheduled for the next available Committee of Adjustment hearing.

If you require any additional information, please do not hesitate to contact the undersigned.

Thank you.

**MHBC**



Eldon Theodore, BES, MUDES, MLAI, MCIP, RPP  
Partner



Jay Murray, BA  
Planner

*cc. Centurion Appelt*

**April 14, 2026**

**Subject: Consent Application – Proposed Severance – 8333 Weston Rd, Vaughan, ON L4L 8E2**

Appelt Properties has applied for consent to sever a portion of the property known as 8333 Weston Road. At this time, no development concept is being contemplated or advanced for the proposed severed parcel. The intent of the severance is to establish a separate, legally conveyable lot capable of supporting future development opportunities in a manner consistent with the City's Official Plan and applicable zoning framework.

The subject property forms part of a broader portfolio of medical office assets across Canada, and the ownership group is currently undertaking organizational restructuring, through the transition into a real estate investment trust (REIT). Under a REIT structure, assets are typically held as long-term, income-producing properties that are subject to investor return requirements and a trust indenture provisions that restricts redevelopment. Accordingly, once transferred into the REIT, the ability to sever or redevelop the lands would be materially constrained.

There is therefore a clear and time-sensitive window to complete the severance prior to implementation of this ownership transition. If the severance is not finalized in advance, the lands will be incorporated into the REIT structure and constrained from future redevelopment. Advancing the severance at this time is therefore critical to maintain long-term planning flexibility for the site. The intent of this application is to establish a parcel capable of supporting future development, with detailed design and built form to be appropriately addressed through subsequent planning approvals.

This approach is consistent with similar severance applications we have successfully advanced in other municipalities across Ontario, where consent was granted without requiring a supporting development concept.

To confirm the technical viability of the proposed lots, a civil engineering review has been completed demonstrating that both the severed and retained parcels can function independently with respect to servicing, grading, and drainage. Each parcel will be capable of complying with municipal standards and supporting future development applications.

The proposed severance will not result in any physical or operational changes on site. The severed lands will continue to function as part of the existing surface parking area serving the medical building for the foreseeable future. Appropriate easements and/or shared access and parking agreements will be secured on title to ensure continued access, circulation, and functionality between the retained and severed parcels.

Appelt Properties remains committed to working collaboratively with City staff and maintaining open communication as future plans for the site are evaluated and advanced.

Sincerely,



Justin Bierwirth

Chief Financial Officer

## SCHEDULE D: BACKGROUND

None