



**File:** B007/20

**Applicant:** Quality Seeds Ltd.

**Address:** 8400 Huntington Road, Woodbridge

**Agent:** IBI Group

---

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

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

Adjournment History: None

---

Background History: B002/20 and A002/20

---

Staff Report Prepared By: Adriana MacPherson  
Hearing Date: Thursday, July 9, 2020



**Consent Application**

Agenda Item: 5

**B007/20**

Ward: 2

**Prepared By: Adriana MacPherson Assistant Secretary Treasurer**

**Date & Time of Live Stream Hearing:** Thursday, July 9, 2020 at 6:00 p.m.

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

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

Please submit written comments by mail or email to:

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

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

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

- Applicant:** Quality Seeds Ltd.
- Agent:** IBI Group
- Property:** **8400 Huntington Road, Woodbridge**
- Zoning:** The subject lands are zoned A, Agricultural, under By-law 1-88 as amended.
- OP Designation:** Vaughan Official Plan 2010 ('VOP 2010'): Prestige Employment
- Related Files:** None
- Purpose:** Consent is being requested for an easement over Part 4 on Plan 65R-38902 for servicing purposes in favour of 10481 Highway 50 (dominant land).

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

Application No.:	Description:	Status of Approval: Approved/Refused/Withdrawn/ OMB/Concurrent
B002/20	Severance of Land	Approved Feb 27/20
A002/20	To permit reduced lot area	Approved Feb 27/20

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

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

**Adjournment History:** None

**Staff & Agency Comments**

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

**Committee of Adjustment:**

Public notice was mailed on June 24, 2020

Applicant confirmed posting of signage on June 24, 2020

Existing Building or Structures on the subject land: None

Recommended conditions of approval:

1. That the applicant's solicitor provides the secretary-treasurer with a copy of the prepared draft transfer document to confirm the legal description and PIN of the subject lands. Subject land applies **only** to the severed parcel, leased land, easement etc. as conditionally approved by the Committee of Adjustment.
2. That the applicant provides two (2) full size copies of the deposited plan of reference of the entire land which conforms substantially with the application as submitted.
3. That Consent Application B007/20 receive final certification from the Secretary Treasurer and be registered on title. A copy of the registered transfer confirming registration of the Certificate of Official must be provided to the Secretary Treasurer prior to finalizing B002/20 to satisfy this condition.
4. Payment of the Certificate Fee as provided on the City of Vaughan's Committee of Adjustment Fee Schedule.

**Adjournment Request:** The consent application for 8400 Huntington Road (B007/20) was received by our office on June 23, 2020. Given the timing of the submission and the request to have the application processed for the July 9, 2020 hearing, staff are not in a position to confirm or provide review comments prior to the issuance of public notice. In light of this, the applicant should be aware that if the application requires adjournment from the July 9, 2020 hearing date, an adjournment fee will be applicable.

**Building Standards (Zoning Review):**

The subject consent application is to permit an easement for servicing over Part 4 on the servient land, as shown on the reference plan, in favour of 10481 Highway No. 50 (dominant land), and therefore the Zoning By-law requirements for Lot Area, Lot Frontage and Lot Depth are not applicable.

There are no outstanding Orders on file.

**Development Planning:**

Application under review.

**Cultural Heritage (Urban Design):**

No Response.

**Development Engineering:**

Application under review.

**Parks Development:**

No Response.

**By-Law and Compliance, Licensing and Permit Services:**

No Response.

**Financial Planning and Development Finance:**

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

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

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

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

The following conditions are recommended:

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).

**Fire Department:**

No Response.

**Schedule A – Plans & Sketches**

**Schedule B – Public Correspondence**

Application Cover Letter

**Schedule C - Agency Comments**

Alectra (Formerly PowerStream) – No concerns or objections

Region of York – No concerns or objections

TRCA- Comments with Conditions

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

B002/20 and A002/20

**Staff Recommendations:**

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

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

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

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

	<b>Department/Agency</b>	<b>Condition</b>
1	Committee of Adjustment Christine Vigneault  905-832-8585 x 8332 <a href="mailto:christine.vigneault@vaughan.ca">christine.vigneault@vaughan.ca</a>	Applicant to provide payment of Adjournment Fee (see Fee Schedule) prior to the rescheduling of Application B007/20, if required.

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

	<b>Department/Agency</b>	<b>Condition</b>
1	Committee of Adjustment Christine Vigneault  905-832-8585 x 8332 <a href="mailto:christine.vigneault@vaughan.ca">christine.vigneault@vaughan.ca</a>	<ol style="list-style-type: none"> <li>1. That the applicant’s solicitor provides the secretary-treasurer with a copy of the prepared draft transfer document to confirm the legal description and PIN of the subject lands. Subject land applies <b>only</b> to the severed parcel, leased land, easement etc. as conditionally approved by the Committee of Adjustment.</li> <li>2. That the applicant provides two (2) full size copies of the deposited plan of reference of the entire land which conforms substantially with the application as submitted.</li> <li>3. That Consent Application B007/20 receive final certification from the Secretary Treasurer and be registered on title. A copy of the registered transfer confirming registration of the Certificate of Official must be provided to the Secretary Treasurer prior to finalizing B002/20 to satisfy this condition.</li> <li>4. Payment of the Certificate Fee as provided on the City of Vaughan’s Committee of Adjustment Fee Schedule.</li> </ol>
2	Development Finance Nelson Pereira  905-832-8585 x 8393 <a href="mailto:nelson.pereira@vaughan.ca">nelson.pereira@vaughan.ca</a>	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).

	Department/Agency	Condition
3	TRCA Hamedeh Razavi  416-661-6600 x 5256 <a href="mailto:hamedeh.razavi@trca.ca">hamedeh.razavi@trca.ca</a>	The applicant submits the application fee of \$1400.00 payable to the Toronto and Region Conservation Authority.

### Warning:

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

### Notice to the Applicant – Development Charges

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

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

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

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

### Notice to Public

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

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

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

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

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

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

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

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

**Adriana MacPherson**

T 905 832 8585 Extensio 8360

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

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

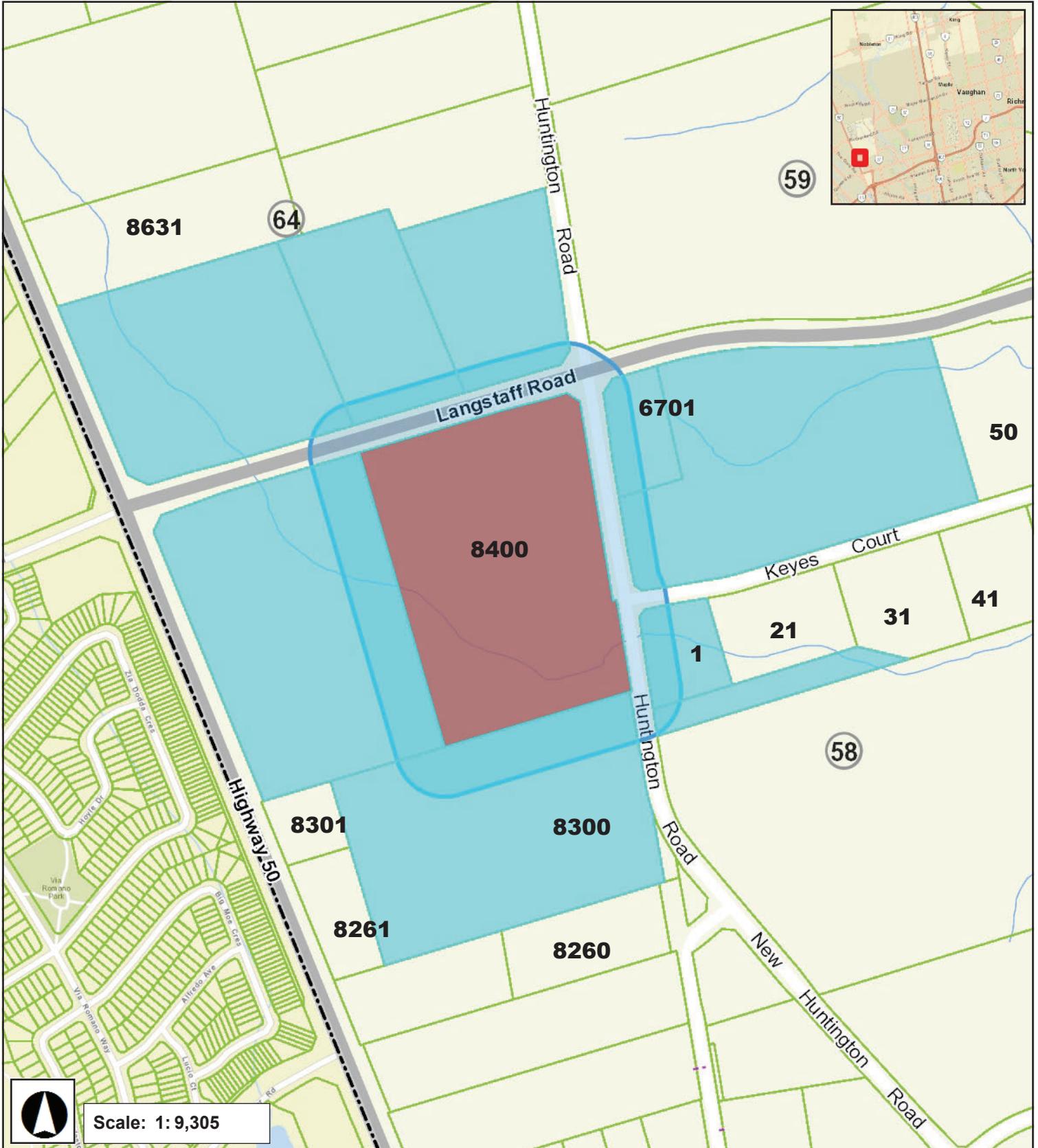
Please note that the correspondence listed in Schedule A is not comprehensive. Plans & sketches received after the preparation of this staff report will be provided as an addendum.

**Location Map  
Plans & Sketches**



# LOCATION MAP - B007/20

8400 HUNTINGTON ROAD, WOODBRIDGE







ALL DIMENSIONS ARE IN METRIC UNITS (METRES)

<p><b>CLIENT</b></p> <p><b>QUALITY SEEDS</b> 8400 HUNTINGTON ROAD VAUGHAN, ONTARIO L4L 1A9</p>	<p><b>COPYRIGHT</b></p> <p><small>IBI Group Professional Services (Canada) Inc. is the author of this IBI Group of Companies. All rights reserved. No part of this publication may be reproduced, stored in a retrieval system, or transmitted, in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of IBI Group Professional Services (Canada) Inc.</small></p> <p><b>IBI Group Professional Services (Canada) Inc.</b> A member of the IBI Group of Companies</p>	<p><b>LEGEND</b></p> <ul style="list-style-type: none"> <li><span style="border: 1px solid black; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> APPROVED SEVERED LAND TO BE MERGED ON TITLE WITH 10481</li> <li><span style="border: 1px dashed black; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> 10481.20 m<sup>2</sup> (25.27 ACRES) PART 1</li> <li><span style="border: 1px solid black; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> 10383.68 m<sup>2</sup> (25.77 ACRES) PART 2</li> <li><span style="border: 1px solid black; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> 3387.81 m<sup>2</sup> (8.37 ACRES) PART 3</li> <li><span style="border: 1px solid black; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> 270.21 m<sup>2</sup> (0.67 ACRES) PART 4</li> <li><span style="border: 1px solid black; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> 270.21 m<sup>2</sup> (0.67 ACRES) PART 5</li> </ul>	<p><b>STATISTICS</b></p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>PART</th> <th>AREA (m<sup>2</sup>)</th> </tr> </thead> <tbody> <tr> <td>PART 1</td> <td>21,217.00</td> </tr> <tr> <td>PART 2</td> <td>3,716.84</td> </tr> <tr> <td>PART 3</td> <td>81,338.83</td> </tr> <tr> <td>PART 4</td> <td>3,387.81</td> </tr> <tr> <td>PART 5</td> <td>270.21</td> </tr> </tbody> </table>	PART	AREA (m <sup>2</sup> )	PART 1	21,217.00	PART 2	3,716.84	PART 3	81,338.83	PART 4	3,387.81	PART 5	270.21	<p><b>PROJECT</b></p> <p><b>CONSENT SKETCH FOR SERVING EASEMENT</b></p> <p>PROJECT NO: 122067</p> <p>DRAWN BY: OGRABOWSKI</p> <p>CHECKED BY: OGRABOWSKI</p> <p>PROJECT MGR: APPROVED BY: APPROVED BY: APPROVED BY:</p> <p>SHEET TITLE</p>	<p><b>IBI GROUP</b></p> <p>770 FLOOR 55, 5200 Avenue Road Markham, Ontario L3R 9V7 Tel: 416 596 1920 Fax: 416 596 0844 ibi@ibigroup.com</p>	<p><b>PROJECT</b></p> <p><b>CONSENT SKETCH FOR SERVING EASEMENT</b></p> <p>PROJECT NO: 122067</p> <p>DRAWN BY: OGRABOWSKI</p> <p>CHECKED BY: OGRABOWSKI</p> <p>PROJECT MGR: APPROVED BY: APPROVED BY: APPROVED BY:</p> <p>SHEET TITLE</p>	<p><b>PRIME CONSULTANT</b></p> <p><b>IBI GROUP</b></p> <p>770 FLOOR 55, 5200 Avenue Road Markham, Ontario L3R 9V7 Tel: 416 596 1920 Fax: 416 596 0844 ibi@ibigroup.com</p>	<p><b>STATISTICS</b></p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>PART</th> <th>AREA (m<sup>2</sup>)</th> </tr> </thead> <tbody> <tr> <td>PART 1</td> <td>21,217.00</td> </tr> <tr> <td>PART 2</td> <td>3,716.84</td> </tr> <tr> <td>PART 3</td> <td>81,338.83</td> </tr> <tr> <td>PART 4</td> <td>3,387.81</td> </tr> <tr> <td>PART 5</td> <td>270.21</td> </tr> </tbody> </table>	PART	AREA (m <sup>2</sup> )	PART 1	21,217.00	PART 2	3,716.84	PART 3	81,338.83	PART 4	3,387.81	PART 5	270.21	<p><b>LEGEND</b></p> <ul style="list-style-type: none"> <li><span style="border: 1px solid black; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> APPROVED SEVERED LAND TO BE MERGED ON TITLE WITH 10481</li> <li><span style="border: 1px dashed black; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> 10481.20 m<sup>2</sup> (25.27 ACRES) PART 1</li> <li><span style="border: 1px solid black; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> 10383.68 m<sup>2</sup> (25.77 ACRES) PART 2</li> <li><span style="border: 1px solid black; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> 3387.81 m<sup>2</sup> (8.37 ACRES) PART 3</li> <li><span style="border: 1px solid black; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> 270.21 m<sup>2</sup> (0.67 ACRES) PART 4</li> <li><span style="border: 1px solid black; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> 270.21 m<sup>2</sup> (0.67 ACRES) PART 5</li> </ul>	<p><b>PROJECT</b></p> <p><b>CONSENT SKETCH FOR SERVING EASEMENT</b></p> <p>PROJECT NO: 122067</p> <p>DRAWN BY: OGRABOWSKI</p> <p>CHECKED BY: OGRABOWSKI</p> <p>PROJECT MGR: APPROVED BY: APPROVED BY: APPROVED BY:</p> <p>SHEET TITLE</p>	<p><b>PRIME CONSULTANT</b></p> <p><b>IBI GROUP</b></p> <p>770 FLOOR 55, 5200 Avenue Road Markham, Ontario L3R 9V7 Tel: 416 596 1920 Fax: 416 596 0844 ibi@ibigroup.com</p>	<p><b>STATISTICS</b></p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>PART</th> <th>AREA (m<sup>2</sup>)</th> </tr> </thead> <tbody> <tr> <td>PART 1</td> <td>21,217.00</td> </tr> <tr> <td>PART 2</td> <td>3,716.84</td> </tr> <tr> <td>PART 3</td> <td>81,338.83</td> </tr> <tr> <td>PART 4</td> <td>3,387.81</td> </tr> <tr> <td>PART 5</td> <td>270.21</td> </tr> </tbody> </table>	PART	AREA (m <sup>2</sup> )	PART 1	21,217.00	PART 2	3,716.84	PART 3	81,338.83	PART 4	3,387.81	PART 5	270.21	<p><b>LEGEND</b></p> <ul style="list-style-type: none"> <li><span style="border: 1px solid black; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> APPROVED SEVERED LAND TO BE MERGED ON TITLE WITH 10481</li> <li><span style="border: 1px dashed black; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> 10481.20 m<sup>2</sup> (25.27 ACRES) PART 1</li> <li><span style="border: 1px solid black; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> 10383.68 m<sup>2</sup> (25.77 ACRES) PART 2</li> <li><span style="border: 1px solid black; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> 3387.81 m<sup>2</sup> (8.37 ACRES) PART 3</li> <li><span style="border: 1px solid black; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> 270.21 m<sup>2</sup> (0.67 ACRES) PART 4</li> <li><span style="border: 1px solid black; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> 270.21 m<sup>2</sup> (0.67 ACRES) PART 5</li> </ul>	<p><b>PROJECT</b></p> <p><b>CONSENT SKETCH FOR SERVING EASEMENT</b></p> <p>PROJECT NO: 122067</p> <p>DRAWN BY: OGRABOWSKI</p> <p>CHECKED BY: OGRABOWSKI</p> <p>PROJECT MGR: APPROVED BY: APPROVED BY: APPROVED BY:</p> <p>SHEET TITLE</p>	<p><b>PRIME CONSULTANT</b></p> <p><b>IBI GROUP</b></p> <p>770 FLOOR 55, 5200 Avenue Road Markham, Ontario L3R 9V7 Tel: 416 596 1920 Fax: 416 596 0844 ibi@ibigroup.com</p>	<p><b>STATISTICS</b></p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>PART</th> <th>AREA (m<sup>2</sup>)</th> </tr> </thead> <tbody> <tr> <td>PART 1</td> <td>21,217.00</td> </tr> <tr> <td>PART 2</td> <td>3,716.84</td> </tr> <tr> <td>PART 3</td> <td>81,338.83</td> </tr> <tr> <td>PART 4</td> <td>3,387.81</td> </tr> <tr> <td>PART 5</td> <td>270.21</td> </tr> </tbody> </table>	PART	AREA (m <sup>2</sup> )	PART 1	21,217.00	PART 2	3,716.84	PART 3	81,338.83	PART 4	3,387.81	PART 5	270.21	<p><b>LEGEND</b></p> <ul style="list-style-type: none"> <li><span style="border: 1px solid black; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> APPROVED SEVERED LAND TO BE MERGED ON TITLE WITH 10481</li> <li><span style="border: 1px dashed black; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> 10481.20 m<sup>2</sup> (25.27 ACRES) PART 1</li> <li><span style="border: 1px solid black; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> 10383.68 m<sup>2</sup> (25.77 ACRES) PART 2</li> <li><span style="border: 1px solid black; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> 3387.81 m<sup>2</sup> (8.37 ACRES) PART 3</li> <li><span style="border: 1px solid black; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> 270.21 m<sup>2</sup> (0.67 ACRES) PART 4</li> <li><span style="border: 1px solid black; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> 270.21 m<sup>2</sup> (0.67 ACRES) PART 5</li> </ul>	<p><b>PROJECT</b></p> <p><b>CONSENT SKETCH FOR SERVING EASEMENT</b></p> <p>PROJECT NO: 122067</p> <p>DRAWN BY: OGRABOWSKI</p> <p>CHECKED BY: OGRABOWSKI</p> <p>PROJECT MGR: APPROVED BY: APPROVED BY: APPROVED BY:</p> <p>SHEET TITLE</p>	<p><b>PRIME CONSULTANT</b></p> <p><b>IBI GROUP</b></p> <p>770 FLOOR 55, 5200 Avenue Road Markham, Ontario L3R 9V7 Tel: 416 596 1920 Fax: 416 596 0844 ibi@ibigroup.com</p>	<p><b>STATISTICS</b></p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>PART</th> <th>AREA (m<sup>2</sup>)</th> </tr> </thead> <tbody> <tr> <td>PART 1</td> <td>21,217.00</td> </tr> <tr> <td>PART 2</td> <td>3,716.84</td> </tr> <tr> <td>PART 3</td> <td>81,338.83</td> </tr> <tr> <td>PART 4</td> <td>3,387.81</td> </tr> <tr> <td>PART 5</td> <td>270.21</td> </tr> </tbody> </table>	PART	AREA (m <sup>2</sup> )	PART 1	21,217.00	PART 2	3,716.84	PART 3	81,338.83	PART 4	3,387.81	PART 5	270.21	<p><b>LEGEND</b></p> <ul style="list-style-type: none"> <li><span style="border: 1px solid black; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> APPROVED SEVERED LAND TO BE MERGED ON TITLE WITH 10481</li> <li><span style="border: 1px dashed black; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> 10481.20 m<sup>2</sup> (25.27 ACRES) PART 1</li> <li><span style="border: 1px solid black; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> 10383.68 m<sup>2</sup> (25.77 ACRES) PART 2</li> <li><span style="border: 1px solid black; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> 3387.81 m<sup>2</sup> (8.37 ACRES) PART 3</li> <li><span style="border: 1px solid black; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> 270.21 m<sup>2</sup> (0.67 ACRES) PART 4</li> <li><span style="border: 1px solid black; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> 270.21 m<sup>2</sup> (0.67 ACRES) PART 5</li> </ul>	<p><b>PROJECT</b></p> <p><b>CONSENT SKETCH FOR SERVING EASEMENT</b></p> <p>PROJECT NO: 122067</p> <p>DRAWN BY: OGRABOWSKI</p> <p>CHECKED BY: OGRABOWSKI</p> <p>PROJECT MGR: APPROVED BY: APPROVED BY: APPROVED BY:</p> <p>SHEET TITLE</p>	<p><b>PRIME CONSULTANT</b></p> <p><b>IBI GROUP</b></p> <p>770 FLOOR 55, 5200 Avenue Road Markham, Ontario L3R 9V7 Tel: 416 596 1920 Fax: 416 596 0844 ibi@ibigroup.com</p>	<p><b>STATISTICS</b></p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>PART</th> <th>AREA (m<sup>2</sup>)</th> </tr> </thead> <tbody> <tr> <td>PART 1</td> <td>21,217.00</td> </tr> <tr> <td>PART 2</td> <td>3,716.84</td> </tr> <tr> <td>PART 3</td> <td>81,338.83</td> </tr> <tr> <td>PART 4</td> <td>3,387.81</td> </tr> <tr> <td>PART 5</td> <td>270.21</td> </tr> </tbody> </table>	PART	AREA (m <sup>2</sup> )	PART 1	21,217.00	PART 2	3,716.84	PART 3	81,338.83	PART 4	3,387.81	PART 5	270.21	<p><b>LEGEND</b></p> <ul style="list-style-type: none"> <li><span style="border: 1px solid black; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> APPROVED SEVERED LAND TO BE MERGED ON TITLE WITH 10481</li> <li><span style="border: 1px dashed black; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> 10481.20 m<sup>2</sup> (25.27 ACRES) PART 1</li> <li><span style="border: 1px solid black; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> 10383.68 m<sup>2</sup> (25.77 ACRES) PART 2</li> <li><span style="border: 1px solid black; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> 3387.81 m<sup>2</sup> (8.37 ACRES) PART 3</li> <li><span style="border: 1px solid black; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> 270.21 m<sup>2</sup> (0.67 ACRES) PART 4</li> <li><span style="border: 1px solid black; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> 270.21 m<sup>2</sup> (0.67 ACRES) PART 5</li> </ul>	<p><b>PROJECT</b></p> <p><b>CONSENT SKETCH FOR SERVING EASEMENT</b></p> <p>PROJECT NO: 122067</p> <p>DRAWN BY: OGRABOWSKI</p> <p>CHECKED BY: OGRABOWSKI</p> <p>PROJECT MGR: APPROVED BY: APPROVED BY: APPROVED BY:</p> <p>SHEET TITLE</p>	<p><b>PRIME CONSULTANT</b></p> <p><b>IBI GROUP</b></p> <p>770 FLOOR 55, 5200 Avenue Road Markham, Ontario L3R 9V7 Tel: 416 596 1920 Fax: 416 596 0844 ibi@ibigroup.com</p>	<p><b>STATISTICS</b></p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>PART</th> <th>AREA (m<sup>2</sup>)</th> </tr> </thead> <tbody> <tr> <td>PART 1</td> <td>21,217.00</td> </tr> <tr> <td>PART 2</td> <td>3,716.84</td> </tr> <tr> <td>PART 3</td> <td>81,338.83</td> </tr> <tr> <td>PART 4</td> <td>3,387.81</td> </tr> <tr> <td>PART 5</td> <td>270.21</td> </tr> </tbody> </table>	PART	AREA (m <sup>2</sup> )	PART 1	21,217.00	PART 2	3,716.84	PART 3	81,338.83	PART 4	3,387.81	PART 5	270.21	<p><b>LEGEND</b></p> <ul style="list-style-type: none"> <li><span style="border: 1px solid black; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> APPROVED SEVERED LAND TO BE MERGED ON TITLE WITH 10481</li> <li><span style="border: 1px dashed black; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> 10481.20 m<sup>2</sup> (25.27 ACRES) PART 1</li> <li><span style="border: 1px solid black; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> 10383.68 m<sup>2</sup> (25.77 ACRES) PART 2</li> <li><span style="border: 1px solid black; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> 3387.81 m<sup>2</sup> (8.37 ACRES) PART 3</li> <li><span style="border: 1px solid black; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> 270.21 m<sup>2</sup> (0.67 ACRES) PART 4</li> <li><span style="border: 1px solid black; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> 270.21 m<sup>2</sup> (0.67 ACRES) PART 5</li> </ul>	<p><b>PROJECT</b></p> <p><b>CONSENT SKETCH FOR SERVING EASEMENT</b></p> <p>PROJECT NO: 122067</p> <p>DRAWN BY: OGRABOWSKI</p> <p>CHECKED BY: OGRABOWSKI</p> <p>PROJECT MGR: APPROVED BY: APPROVED BY: APPROVED BY:</p> <p>SHEET TITLE</p>	<p><b>PRIME CONSULTANT</b></p> <p><b>IBI GROUP</b></p> <p>770 FLOOR 55, 5200 Avenue Road Markham, Ontario L3R 9V7 Tel: 416 596 1920 Fax: 416 596 0844 ibi@ibigroup.com</p>	<p><b>STATISTICS</b></p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>PART</th> <th>AREA (m<sup>2</sup>)</th> </tr> </thead> <tbody> <tr> <td>PART 1</td> <td>21,217.00</td> </tr> <tr> <td>PART 2</td> <td>3,716.84</td> </tr> <tr> <td>PART 3</td> <td>81,338.83</td> </tr> <tr> <td>PART 4</td> <td>3,387.81</td> </tr> <tr> <td>PART 5</td> <td>270.21</td> </tr> </tbody> </table>	PART	AREA (m <sup>2</sup> )	PART 1	21,217.00	PART 2	3,716.84	PART 3	81,338.83	PART 4	3,387.81	PART 5	270.21	<p><b>LEGEND</b></p> <ul style="list-style-type: none"> <li><span style="border: 1px solid black; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> APPROVED SEVERED LAND TO BE MERGED ON TITLE WITH 10481</li> <li><span style="border: 1px dashed black; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> 10481.20 m<sup>2</sup> (25.27 ACRES) PART 1</li> <li><span style="border: 1px solid black; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> 10383.68 m<sup>2</sup> (25.77 ACRES) PART 2</li> <li><span style="border: 1px solid black; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> 3387.81 m<sup>2</sup> (8.37 ACRES) PART 3</li> <li><span style="border: 1px solid black; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> 270.21 m<sup>2</sup> (0.67 ACRES) PART 4</li> <li><span style="border: 1px solid black; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> 270.21 m<sup>2</sup> (0.67 ACRES) PART 5</li> </ul>	<p><b>PROJECT</b></p> <p><b>CONSENT SKETCH FOR SERVING EASEMENT</b></p> <p>PROJECT NO: 122067</p> <p>DRAWN BY: OGRABOWSKI</p> <p>CHECKED BY: OGRABOWSKI</p> <p>PROJECT MGR: APPROVED BY: APPROVED BY: APPROVED BY:</p> <p>SHEET TITLE</p>	<p><b>PRIME CONSULTANT</b></p> <p><b>IBI GROUP</b></p> <p>770 FLOOR 55, 5200 Avenue Road Markham, Ontario L3R 9V7 Tel: 416 596 1920 Fax: 416 596 0844 ibi@ibigroup.com</p>	<p><b>STATISTICS</b></p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>PART</th> <th>AREA (m<sup>2</sup>)</th> </tr> </thead> <tbody> <tr> <td>PART 1</td> <td>21,217.00</td> </tr> <tr> <td>PART 2</td> <td>3,716.84</td> </tr> <tr> <td>PART 3</td> <td>81,338.83</td> </tr> <tr> <td>PART 4</td> <td>3,387.81</td> </tr> <tr> <td>PART 5</td> <td>270.21</td> </tr> </tbody> </table>	PART	AREA (m <sup>2</sup> )	PART 1	21,217.00	PART 2	3,716.84	PART 3	81,338.83	PART 4	3,387.81	PART 5	270.21	<p><b>LEGEND</b></p> <ul style="list-style-type: none"> <li><span style="border: 1px solid black; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> APPROVED SEVERED LAND TO BE MERGED ON TITLE WITH 10481</li> <li><span style="border: 1px dashed black; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> 10481.20 m<sup>2</sup> (25.27 ACRES) PART 1</li> <li><span style="border: 1px solid black; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> 10383.68 m<sup>2</sup> (25.77 ACRES) PART 2</li> <li><span style="border: 1px solid black; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> 3387.81 m<sup>2</sup> (8.37 ACRES) PART 3</li> <li><span style="border: 1px solid black; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> 270.21 m<sup>2</sup> (0.67 ACRES) PART 4</li> <li><span style="border: 1px solid black; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> 270.21 m<sup>2</sup> (0.67 ACRES) PART 5</li> </ul>	<p><b>PROJECT</b></p> <p><b>CONSENT SKETCH FOR SERVING EASEMENT</b></p> <p>PROJECT NO: 122067</p> <p>DRAWN BY: OGRABOWSKI</p> <p>CHECKED BY: OGRABOWSKI</p> <p>PROJECT MGR: APPROVED BY: APPROVED BY: APPROVED BY:</p> <p>SHEET TITLE</p>	<p><b>PRIME CONSULTANT</b></p> <p><b>IBI GROUP</b></p> <p>770 FLOOR 55, 5200 Avenue Road Markham, Ontario L3R 9V7 Tel: 416 596 1920 Fax: 416 596 0844 ibi@ibigroup.com</p>	<p><b>STATISTICS</b></p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>PART</th> <th>AREA (m<sup>2</sup>)</th> </tr> </thead> <tbody> <tr> <td>PART 1</td> <td>21,217.00</td> </tr> <tr> <td>PART 2</td> <td>3,716.84</td> </tr> <tr> <td>PART 3</td> <td>81,338.83</td> </tr> <tr> <td>PART 4</td> <td>3,387.81</td> </tr> <tr> <td>PART 5</td> <td>270.21</td> </tr> </tbody> </table>	PART	AREA (m <sup>2</sup> )	PART 1	21,217.00	PART 2	3,716.84	PART 3	81,338.83	PART 4	3,387.81	PART 5	270.21	<p><b>LEGEND</b></p> <ul style="list-style-type: none"> <li><span style="border: 1px solid black; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> APPROVED SEVERED LAND TO BE MERGED ON TITLE WITH 10481</li> <li><span style="border: 1px dashed black; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> 10481.20 m<sup>2</sup> (25.27 ACRES) PART 1</li> <li><span style="border: 1px solid black; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> 10383.68 m<sup>2</sup> (25.77 ACRES) PART 2</li> <li><span style="border: 1px solid black; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> 3387.81 m<sup>2</sup> (8.37 ACRES) PART 3</li> <li><span style="border: 1px solid black; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> 270.21 m<sup>2</sup> (0.67 ACRES) PART 4</li> <li><span style="border: 1px solid black; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> 270.21 m<sup>2</sup> (0.67 ACRES) PART 5</li> </ul>	<p><b>PROJECT</b></p> <p><b>CONSENT SKETCH FOR SERVING EASEMENT</b></p> <p>PROJECT NO: 122067</p> <p>DRAWN BY: OGRABOWSKI</p> <p>CHECKED BY: OGRABOWSKI</p> <p>PROJECT MGR: APPROVED BY: APPROVED BY: APPROVED BY:</p> <p>SHEET TITLE</p>	<p><b>PRIME CONSULTANT</b></p> <p><b>IBI GROUP</b></p> <p>770 FLOOR 55, 5200 Avenue Road Markham, Ontario L3R 9V7 Tel: 416 596 1920 Fax: 416 596 0844 ibi@ibigroup.com</p>	<p><b>STATISTICS</b></p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>PART</th> <th>AREA (m<sup>2</sup>)</th> </tr> </thead> <tbody> <tr> <td>PART 1</td> <td>21,217.00</td> </tr> <tr> <td>PART 2</td> <td>3,716.84</td> </tr> <tr> <td>PART 3</td> <td>81,338.83</td> </tr> <tr> <td>PART 4</td> <td>3,387.81</td> </tr> <tr> <td>PART 5</td> <td>270.21</td> </tr> </tbody> </table>	PART	AREA (m <sup>2</sup> )	PART 1	21,217.00	PART 2	3,716.84	PART 3	81,338.83	PART 4	3,387.81	PART 5	270.21	<p><b>LEGEND</b></p> <ul style="list-style-type: none"> <li><span style="border: 1px solid black; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> APPROVED SEVERED LAND TO BE MERGED ON TITLE WITH 10481</li> <li><span style="border: 1px dashed black; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> 10481.20 m<sup>2</sup> (25.27 ACRES) PART 1</li> <li><span style="border: 1px solid black; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> 10383.68 m<sup>2</sup> (25.77 ACRES) PART 2</li> <li><span style="border: 1px solid black; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> 3387.81 m<sup>2</sup> (8.37 ACRES) PART 3</li> <li><span style="border: 1px solid black; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> 270.21 m<sup>2</sup> (0.67 ACRES) PART 4</li> <li><span style="border: 1px solid black; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> 270.21 m<sup>2</sup> (0.67 ACRES) PART 5</li> </ul>	<p><b>PROJECT</b></p> <p><b>CONSENT SKETCH FOR SERVING EASEMENT</b></p> <p>PROJECT NO: 122067</p> <p>DRAWN BY: OGRABOWSKI</p> <p>CHECKED BY: OGRABOWSKI</p> <p>PROJECT MGR: APPROVED BY: APPROVED BY: APPROVED BY:</p> <p>SHEET TITLE</p>	<p><b>PRIME CONSULTANT</b></p> <p><b>IBI GROUP</b></p> <p>770 FLOOR 55, 5200 Avenue Road Markham, Ontario L3R 9V7 Tel: 416 596 1920 Fax: 416 596 0844 ibi@ibigroup.com</p>	<p><b>STATISTICS</b></p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>PART</th> <th>AREA (m<sup>2</sup>)</th> </tr> </thead> <tbody> <tr> <td>PART 1</td> <td>21,217.00</td> </tr> <tr> <td>PART 2</td> <td>3,716.84</td> </tr> <tr> <td>PART 3</td> <td>81,338.83</td> </tr> <tr> <td>PART 4</td> <td>3,387.81</td> </tr> <tr> <td>PART 5</td> <td>270.21</td> </tr> </tbody> </table>	PART	AREA (m <sup>2</sup> )	PART 1	21,217.00	PART 2	3,716.84	PART 3	81,338.83	PART 4	3,387.81	PART 5	270.21	<p><b>LEGEND</b></p> <ul style="list-style-type: none"> <li><span style="border: 1px solid black; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> APPROVED SEVERED LAND TO BE MERGED ON TITLE WITH 10481</li> <li><span style="border: 1px dashed black; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> 10481.20 m<sup>2</sup> (25.27 ACRES) PART 1</li> <li><span style="border: 1px solid black; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> 10383.68 m<sup>2</sup> (25.77 ACRES) PART 2</li> <li><span style="border: 1px solid black; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> 3387.81 m<sup>2</sup> (8.37 ACRES) PART 3</li> <li><span style="border: 1px solid black; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> 270.21 m<sup>2</sup> (0.67 ACRES) PART 4</li> <li><span style="border: 1px solid black; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> 270.21 m<sup>2</sup> (0.67 ACRES) PART 5&lt;/</li></ul>
PART	AREA (m <sup>2</sup> )																																																																																																																																																																																																
PART 1	21,217.00																																																																																																																																																																																																
PART 2	3,716.84																																																																																																																																																																																																
PART 3	81,338.83																																																																																																																																																																																																
PART 4	3,387.81																																																																																																																																																																																																
PART 5	270.21																																																																																																																																																																																																
PART	AREA (m <sup>2</sup> )																																																																																																																																																																																																
PART 1	21,217.00																																																																																																																																																																																																
PART 2	3,716.84																																																																																																																																																																																																
PART 3	81,338.83																																																																																																																																																																																																
PART 4	3,387.81																																																																																																																																																																																																
PART 5	270.21																																																																																																																																																																																																
PART	AREA (m <sup>2</sup> )																																																																																																																																																																																																
PART 1	21,217.00																																																																																																																																																																																																
PART 2	3,716.84																																																																																																																																																																																																
PART 3	81,338.83																																																																																																																																																																																																
PART 4	3,387.81																																																																																																																																																																																																
PART 5	270.21																																																																																																																																																																																																
PART	AREA (m <sup>2</sup> )																																																																																																																																																																																																
PART 1	21,217.00																																																																																																																																																																																																
PART 2	3,716.84																																																																																																																																																																																																
PART 3	81,338.83																																																																																																																																																																																																
PART 4	3,387.81																																																																																																																																																																																																
PART 5	270.21																																																																																																																																																																																																
PART	AREA (m <sup>2</sup> )																																																																																																																																																																																																
PART 1	21,217.00																																																																																																																																																																																																
PART 2	3,716.84																																																																																																																																																																																																
PART 3	81,338.83																																																																																																																																																																																																
PART 4	3,387.81																																																																																																																																																																																																
PART 5	270.21																																																																																																																																																																																																
PART	AREA (m <sup>2</sup> )																																																																																																																																																																																																
PART 1	21,217.00																																																																																																																																																																																																
PART 2	3,716.84																																																																																																																																																																																																
PART 3	81,338.83																																																																																																																																																																																																
PART 4	3,387.81																																																																																																																																																																																																
PART 5	270.21																																																																																																																																																																																																
PART	AREA (m <sup>2</sup> )																																																																																																																																																																																																
PART 1	21,217.00																																																																																																																																																																																																
PART 2	3,716.84																																																																																																																																																																																																
PART 3	81,338.83																																																																																																																																																																																																
PART 4	3,387.81																																																																																																																																																																																																
PART 5	270.21																																																																																																																																																																																																
PART	AREA (m <sup>2</sup> )																																																																																																																																																																																																
PART 1	21,217.00																																																																																																																																																																																																
PART 2	3,716.84																																																																																																																																																																																																
PART 3	81,338.83																																																																																																																																																																																																
PART 4	3,387.81																																																																																																																																																																																																
PART 5	270.21																																																																																																																																																																																																
PART	AREA (m <sup>2</sup> )																																																																																																																																																																																																
PART 1	21,217.00																																																																																																																																																																																																
PART 2	3,716.84																																																																																																																																																																																																
PART 3	81,338.83																																																																																																																																																																																																
PART 4	3,387.81																																																																																																																																																																																																
PART 5	270.21																																																																																																																																																																																																
PART	AREA (m <sup>2</sup> )																																																																																																																																																																																																
PART 1	21,217.00																																																																																																																																																																																																
PART 2	3,716.84																																																																																																																																																																																																
PART 3	81,338.83																																																																																																																																																																																																
PART 4	3,387.81																																																																																																																																																																																																
PART 5	270.21																																																																																																																																																																																																
PART	AREA (m <sup>2</sup> )																																																																																																																																																																																																
PART 1	21,217.00																																																																																																																																																																																																
PART 2	3,716.84																																																																																																																																																																																																
PART 3	81,338.83																																																																																																																																																																																																
PART 4	3,387.81																																																																																																																																																																																																
PART 5	270.21																																																																																																																																																																																																
PART	AREA (m <sup>2</sup> )																																																																																																																																																																																																
PART 1	21,217.00																																																																																																																																																																																																
PART 2	3,716.84																																																																																																																																																																																																
PART 3	81,338.83																																																																																																																																																																																																
PART 4	3,387.81																																																																																																																																																																																																
PART 5	270.21																																																																																																																																																																																																

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

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

### **Application Cover Letter**



**IBI GROUP**  
8133 Warden Ave, Unit 300  
Markham ON L6G 1B3 Canada  
tel 905 763 2322  
[ibigroup.com](http://ibigroup.com)

June 5, 2020

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

Attn: Ms. Vigneault:

**APPLICATION FOR CONSENT TO FACILITATE SERVICING EASEMENT  
8400 HUNTINGTON ROAD**

IBI Group is the authorized planning consultant for Quality Seeds Limited, the owner of the site municipally known as 8400 Huntington Road in the City of Vaughan. The purpose of this Consent application is to request an easement over Part 4 on the reference plan submitted with the application for the purpose of a servicing easement in favour of the lands to the west, municipally known as 10481 Highway 50. The proposed easement will allow for servicing to be extended from Huntington Road to 10481 Highway 50.

The owner previously obtained Consent and Minor Variance approval to sever a portion of their property to be merged on title with 10481 Highway 50. The severed land to be merged with 10481 Highway 50 is shown in the submitted consent sketch. These applications, known as A002/20 and B002/20, were approved by the Committee of Adjustment and Notice of Final and Binding Decision was received on May 12, 2020.

A condition of approval of application B002/20 provided by City of Vaughan Development Engineering requires that the owner register a private servicing easement along the south and east limits of the retained lands, shown as Part 4 on the reference plan, in favour of the severed lands. In order to register this easement as a permanent private easement, Planning Act approval is required. Development Engineering, through their review of the Functional Servicing Report and preliminary site servicing plans submitted for the property, have confirmed that the proposed easement is sufficiently sized to accommodate the required servicing.

No development is proposed as part of this application. This application is being submitted, in accordance with discussions with City staff, to address Development Engineering comment #4 as provided in the Notice of Decision for Consent Application B002/20, as described above.

In support of the Consent application the following materials are being submitted:

- Consent Application Form (1 copy);
- Consent Sketch (1 copy);
- Reference Plan – PLAN 65R-38902 (1 copy);
- Consent Application Fee of \$3,653.00.

## **Schedule C: Agency Comments**

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

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

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

**TRCA – Comments with Conditions**



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:

Mr. Stephen Cranley, C.E.T  
Supervisor, Distribution Design, ICI & Layouts (North)  
**Phone:** 1-877-963-6900 ext. 31297  
**Fax:** 905-532-4401  
**E-mail:** [stephen.cranley@alectrautilities.com](mailto:stephen.cranley@alectrautilities.com)

Mr. Tony D'Onofrio  
Supervisor, Subdivisions (Alectra East)  
**Phone:** 1-877-963-6900 ext. 24419  
**Fax:** 905-532-4401  
**Email:** [tony.donofrio@alectrautilities.com](mailto:tony.donofrio@alectrautilities.com)

## MacPherson, Adriana

---

**Subject:** FW: [External] RE: B007/20 - Request for Comments

---

**From:** Hurst, Gabrielle <Gabrielle.Hurst@york.ca>

**Sent:** June-24-20 11:55 AM

**To:** MacPherson, Adriana <Adriana.MacPherson@vaughan.ca>

**Subject:** [External] RE: B007/20 - Request for Comments

Good morning Adriana

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

*Gabrielle*

Gabrielle Hurst mcip rpp | Associate Planner | Community Planning and Development Services | Corporate Services  
The Regional Municipality of York | 17250 Yonge Street | Newmarket, ON L3Y 6Z1  
1-877 464 9675 ext 71538 | [Gabrielle.hurst@york.ca](mailto:Gabrielle.hurst@york.ca) | [www.york.ca](http://www.york.ca)

June 26, 2020

CFN: 62537.03  
X-Ref CFN 61586, CFN 46471, CFN 62574.03

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

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

Dear Christine:

**Re: Committee of Adjustment  
Consent Application B007/20  
8400 Huntington Road  
CONC 10 Part of Lot 10  
City of Vaughan  
Owner: Quality Seeds Limited**

This letter will acknowledge receipt of the above-noted applications, received by Toronto and Region Conservation Authority (TRCA) on June 24, 2020. TRCA staff has reviewed the application and offers the following comments for the consideration of the Committee.

**Background**

It is our understanding that consent is being requested to sever an approximately 3,387.81 square metres of land on 8400 Huntington Road and convey the land to the abutting property to the west.

The retained parcel contains five (5) existing 1-storey buildings used for farming purposes, plus three (3) silos. The severed parcel is currently vacant.

The proposed severance is being requested to permit an easement for servicing over Part 4 on 8400 Huntington Road (servient land) in favour of 10481 Highway 50 (dominant land).

**Applicable Policies and Regulations**

*Ontario Regulation 166/06*

A portion of the subject property is located within TRCA's Regulated Area of the Humber River due to the presence of a headwater drainage feature traverses the site in a southeasterly direction, starts at Langstaff Road towards Huntington Road. Under Ontario Regulation 166/06, development, interference or alteration may be permitted in the Regulated Area where it can be demonstrated to TRCA's satisfaction that the control of flooding, erosion, dynamic beaches, pollution, or the conservation of land will not be affected. In this regard, TRCA must be contacted prior to any works taking place in the Regulated Area.

*Living City Policies*

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

**Application-Specific Comments**

As a part of the Master Environmental Servicing Plan (MESP) for Block 57/58 West, the headwater drainage feature on the subject property was assessed through multiple site visits and technical studies. It was determined that the feature had low ecological and hydrological functions and could be redirected through a series of storm sewers along Langstaff Road to the west side of Huntington Road. TRCA subsequently approved permits to facilitate the realignment and piping of the feature, the most recent being TRCA Permit No. C-190565 approved on June 13, 2019 and revised on January 8, 2020 to recognize a change in the design of the proposed storm sewer pipe size. TRCA has recently approved the Minor Variance Application A002/20 and the Consent application B002/20 to sever a parcel of lands on 8400 Huntington Road and Convey to 10481 Highway 50 to facilitate an internal road network to be built at the time of future development.

Based on TRCA's review of the application and considering the previous approvals to realign and pipe the headwater feature on the property, TRCA staff have no concerns regarding the proposed consent.

**Fees**

By copy of this letter, the applicant is advised that TRCA has implemented a fee schedule for our planning application review services. This application is subject to a review fee of \$1400.00 (Consent-Minor). The applicant is responsible for fee payment and should forward the application fee to this office as soon as possible. This fee is separate from that requested under TRCA's permitting process.

**Recommendation**

Based on the above-noted comments, TRCA staff provide a recommendation of **conditional approval** of consent application B007/20, subject to the following condition:

1. The applicant submits the application fee of \$1400.00 payable to the Toronto and Region Conservation Authority.

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

Sincerely,



Hamedeh Razavi  
Planner I  
Planning and Development  
Extension 5256

HR/jb

## **Schedule D: Previous Approvals (Notice of Decision)**

**Consent Application B002/20**

**Minor Variance Application A002/20**

**NOTICE OF DECISION**  
**Consent Application B002/20**  
 Section 53 of the Planning Act, R.S.O, 1990, c.P.13  
**Re-Issuance of Notice Pursuant to Section 4 of O.Reg 149/20**

**Date of Hearing:** Thursday, February 27, 2020  
**Applicant:** Quality Seeds Limited  
**Agent:** IBI Group  
**Property:** 8400 Huntington Rd Vaughan  
**Zoning:** The subject lands are zoned A Agricultural, under By-law 1-88 as amended.  
**OP Designation:** Vaughan Official Plan 2010 ('VOP 2010'): Prestige Employment  
**Related Files:** Minor Variance A002/20

**Purpose:** Consent is being requested to sever a parcel of land, approximately 22,783.27 square metres, as a lot addition, to be merged on title with the abutting lands to the west, municipally known as 10481 Highway 50. The retained parcel of land is approximately 87,167.42 square metres.

The severed parcel will have access onto Highway 50 and Langstaff Road. The retained parcel will have access onto Langstaff Road and Huntington Road.

The retained parcel contains five (5) existing 1-storey buildings used for farming purposes, plus three (3) silos. The severed parcel is currently vacant.

The proposed severance is being requested to facilitate an internal road network (in accordance with the Block Plan), to be built at the time of future development.

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

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

THAT Application No. B002/20 on behalf of Quality Seeds Limited be **APPROVED**, in accordance with the sketches attached and subject to the following conditions:

	Department/Agency	Condition
1	Committee of Adjustment Christine Vigneault  905-832-8585 x 8332 <a href="mailto:christine.vigneault@vaughan.ca">christine.vigneault@vaughan.ca</a>	<ol style="list-style-type: none"> <li>1. That the applicant's solicitor provides the secretary-treasurer with a copy of the prepared draft transfer document to confirm the legal description and PIN of the subject lands. Subject land applies <b>only</b> to the severed parcel, leased land, easement etc. as conditionally approved by the Committee of Adjustment.</li> <li>2. That the applicant provides two (2) full size copies of the deposited plan of reference of the entire land which conforms substantially with the application as submitted.</li> <li>3. That Minor Variance Application(s) A002/20 is approved at the same time as the Consent application and becomes final and binding.</li> <li>4. That the severed parcel be merged on title with the abutting land to the west, municipally</li> </ol>

	Department/Agency	Condition
		<p>known as 10481 Highway 50 and that the applicant's solicitor provides an undertaking in writing that this condition will be fulfilled (please obtain standard undertaking form from Committee of Adjustment staff). Please note that Subsection 50 (3) or (5) of the Planning Act, R.S.O, 1990, as amended, applies to any subsequent conveyance of or transaction involving the parcel of land that is subject of this consent.</p> <p>5. Payment of the Certificate Fee as provided on the City of Vaughan's Committee of Adjustment Fee Schedule.</p>
2	<p>Development Engineering Jason Pham</p> <p>905-832-8585 x 8716 <a href="mailto:jason.pham@vaughan.ca">jason.pham@vaughan.ca</a></p>	<ol style="list-style-type: none"> <li>1. The owner/applicant shall arrange to prepare and register a reference plan at their expense for any conveyance of the subject lands and showing all existing and proposed easements to the satisfaction of DE. The owner/applicant shall submit a draft reference plan to the Development Engineering Department for review prior to deposit.</li> <li>2. The owner/applicant shall ensure the eastern property line limit of the severed lands shall align with the future road, Hunter's Valley Road, located north of Langstaff road pursuant to the approved Block 64 Block plan.</li> <li>3. The owner/applicant shall obtain a letter of undertaking from the future owner of the severed lands which speaks to the conveyance of lands for the purpose of the municipal north/south road including the construction of all services pursuant to the Block 58 Secondary Plan to the City of Vaughan at the time of development of the severed lands. The letter of undertaking shall be presented to any further future owners of the severed lands so they may be notified of these conditions imposed for the future development of the severed lands.</li> <li>4. The owner/applicant shall register a private easement along the south and east limits of the retained lands, in favor of the severed lands, labeled Part 1 in the severance conceptual plan submitted by IBI Group dated January 23, 2020. A functional servicing report, and servicing plan showing the proposed detailed service connections and allocation for water, sanitary and storm for the severed lands shall be submitted, to the satisfaction of DE to ensure the easement width proposed is sufficient for the services, <b>if required</b>.</li> <li>5. The owner/applicant shall convey the appropriate size of land, to the satisfaction of DE, labeled part 2 in the severance conceptual plan submitted by IBI Group, dated January 23, 2020, as part of the consent application package to the City of Vaughan, free and clear from all encumbrances and at no cost to the City, required for the future road widening of a 26.0m right of way on Huntington Road. The owner shall pay the required cost associate for the dedication by-law of the road widening.</li> <li>6. The owner/applicant shall convey an easement sufficiently sized to accommodate the future proposed storm diversion infrastructure, along the eastern and northern limits of the retained lands to the City of Vaughan.</li> <li>7. The variance application A002/20 shall be approved final and binding in conjunction with consent application B002/20.</li> </ol>

	<b>Department/Agency</b>	<b>Condition</b>
3	Development Finance Nelson Pereira  905-832-8585 x 8393 <a href="mailto:nelson.pereira@vaughan.ca">nelson.pereira@vaughan.ca</a>	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)
4.	Development Planning Brandon Bell  905-832-8585 x 8112 <a href="mailto:Brandon.bell@vaughan.ca">Brandon.bell@vaughan.ca</a>	<ol style="list-style-type: none"> <li>1. The Owner shall enter into an agreement with the City of Vaughan providing for future conveyance of lands within the limits of the severed lands, to the City of Vaughan, free and clear of all encumbrances and at no cost to the City, for a full road allowance as per Vaughan Official Plan, 2010 Schedule 9. The agreement shall be executed and registered on title prior to issuance of the certificate.</li> <li>2. The Owner shall provide evidence of a solicitor's undertaking to consolidate the property being severed to the adjoining lands to the west.</li> </ol>
5	TRCA Hamedeh Razavi  416-661-6600 x 5256 <a href="mailto:hamedeh.razavi@trca.ca">hamedeh.razavi@trca.ca</a>	The applicant submits the application fee of \$1400.00 payable to the Toronto and Region Conservation Authority.

**WARNING:**

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

**For the following reasons:**

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

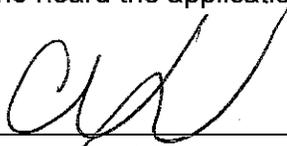
**Written & oral submissions were received from the following:**

<b>Public Written Submissions</b>	<b>Public Oral Submissions</b>
* Public Correspondence received and considered by the Committee in making this decision	*Please refer to the approved meeting minutes for submission details.
N/A	N/A

**Late Written Public Submissions:**

In accordance with the Committee of Adjustment Procedural By-law (069-2019) public written submissions on an Application shall only be received by the Secretary Treasurer until 4:00 p.m. on the last business day prior to the day of the scheduled Meeting.

**ORIGINAL NOTICE OF DECISION DATED MARCH 6, 2020 SIGNED BY ALL MEMBERS  
PRESENT WHO CONCURRED IN THIS DECISION**

<b>DATE OF HEARING:</b>	Thursday, February 27, 2020
<b>DATE OF ORIGINAL NOTICE:</b>	March 6, 2020
<b>DATE OF RE-ISSUED NOTICE PURSUANT TO O. REG 149/20:</b>  <i>Pursuant to Section 4 of O.Reg 149/20 notices of decision issued pursuant to subsections 53(17) and (24) of the Planning Act on or after February 26, 2020 and before April 15, 2020 are deemed to have not been completed and the notices shall be given again (no later than 15 days after the lifting of the provincial statutory COVID-19 emergency Order).</i>	April 22, 2020
<b>LAST DAY FOR *APPEAL:</b> *Please note that appeals must be received by this office no later than 4:30 p.m. on the last day of appeal.	<b>May 12, 2020</b> 4:30 p.m.
<b>LAST DAY FOR FULFILLING CONDITIONS:</b>	<b>April 22, 2021</b> 4:30 p.m.
<b>CERTIFICATION:</b> I hereby certify that this is a true copy of the decision of the City of Vaughan Hill Committee of Adjustment and this decision was concurred in by a majority of the members who heard the application.   <hr/> Christine Vigneault, ACST Manager Development Services & Secretary-Treasurer Committee of Adjustment	

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

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

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

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

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

Office of the City Clerk - Committee of Adjustment  
2141 Major Mackenzie Drive  
Vaughan Ontario, L6A 1T1

If you have questions regarding the appeal process, please email [cofa@vaughan.ca](mailto:cofa@vaughan.ca)

**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](http://www.elto.gov.on.ca) or by visiting our office.

**City of Vaughan LPAT Processing Fee:** \$841.00 per application  
\*Please note that all fees are subject to change.

## Important Information

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

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

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

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

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

### Development Charges

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

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

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

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

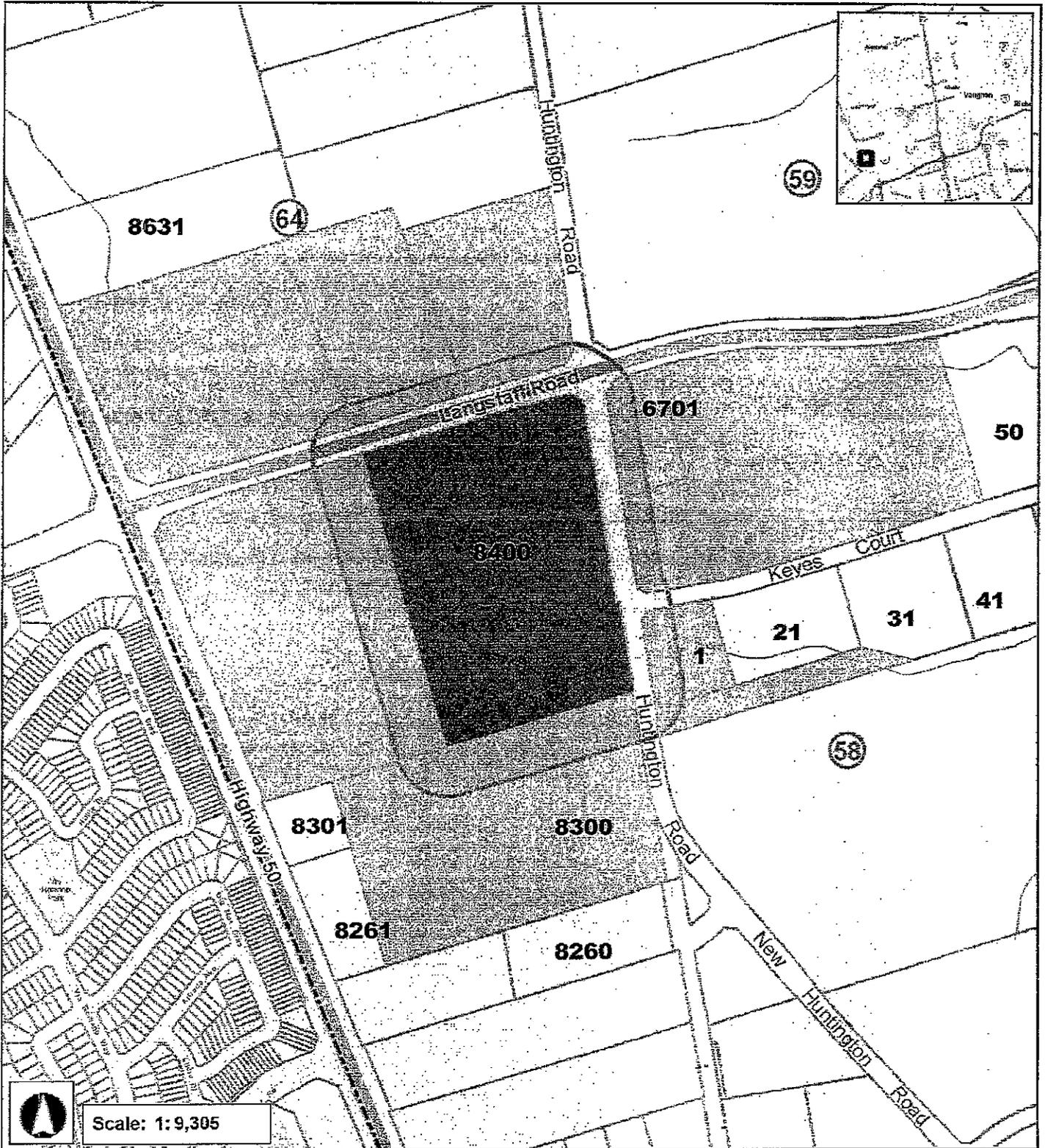
**For further information please contact the City of Vaughan, Committee of Adjustment**

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



# LOCATION MAP - B002/20 & A002/20

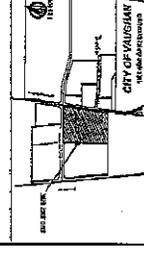
8400 HUNTINGTON ROAD, WOODBRIDGE



CLIENT  
**QUALITY SEEDS**  
 8400 HUNTINGTON ROAD  
 VAUGHAN, ONTARIO  
 L4L 1A6

COMPILED BY  
 DATE  
 4/01

NO.	REV.	DESCRIPTION	DATE



LEGEND  
 PART 1 - FUTURE ROAD  
 PART 2 - 5.0m / 12.0m PRIVATE EASEMENT  
 PART 3 - LAND CONVEYANCE TO CITY  
 PART 4 - 6.0m MUNICIPAL EASEMENT  
 --- RETAINED LAND  
 --- SEVERED LAND TO BE CONVEYED TO 10481 HIGHWAY 50

NO.	REV.	DESCRIPTION	DATE

PROJECT  
**SEVERANCE CONCEPT PLAN**

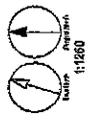
PROJECT NO.  
 22007

CHECKED BY  
 PROJECT MANAGER  
 APPROVED BY  
 APPROVED BY

SHEET NUMBER  
 1

Received Jan 16/20

**B002/20**



AGRICULTURAL

LANGSTAFF ROAD

RETAINED LAND  
 87,167.42m<sup>2</sup>

FUTURE ROAD

HUNTINGTON ROAD

10481 Highway 50  
 107,254.30m<sup>2</sup>

WATERCOURSE

SEVERED LAND  
 22,783.27m<sup>2</sup>

HIGHWAY 50

RESIDENTIAL

COMMERCIAL

ALL DIMENSIONS ARE IN METRIC UNITS (METRES)

**NOTICE OF DECISION**  
**Minor Variance Application A002/20**  
 Section 45 of the Planning Act, R.S.O, 1990, c.P.13  
**Re-Issuance of Notice Pursuant to Section 4 of O.Reg 149/20**

**Date of Hearing:** Thursday, February 27, 2020  
**Applicant:** Quality Seeds Limited  
**Agent:** IBI Group  
**Property:** **8400 Huntington Rd Vaughan**  
**Zoning:** The subject lands are zoned A Agricultural, under By-law 1-88 as amended.  
**OP Designation:** Vaughan Official Plan 2010 ('VOP 2010'): Prestige Employment  
**Related Files:** Consent Application B002/20  
**Purpose:** Relief from the by-law is being requested to permit reduced lot area and a reduced interior side yard setback (west) on the retained land to facilitate Consent Application B002/20.

\* The proposed interior side yard setback (west) is to accommodate existing structures (barn, silo) on the retained land.

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 lot area of 10 ha is required.	1. To permit a minimum lot area of 8.72 ha.
2. A minimum interior side yard setback of 9 metres is required.	2. To permit a minimum interior side yard setback of 1.71 metres to the silo and 8.03 metres to the accessory building (metal barn).

**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. A002/20 on behalf of Quality Seeds Limited 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	Committee of Adjustment Christine Vigneault  905-832-8585 x 8332 <a href="mailto:christine.vigneault@vaughan.ca">christine.vigneault@vaughan.ca</a>	1. That Consent Application B002/20 receive final certification from the Secretary Treasurer and be registered on title. A copy of the registered transfer confirming registration of the Certificate of Official must be provided to the Secretary Treasurer to satisfy this condition. 2. That a Surveyor's Certificate be provided confirming lot area.
2	TRCA Hamedeh Razavi  416-661-6600 x 5256 <a href="mailto:hamedeh.razavi@trca.ca">hamedeh.razavi@trca.ca</a>	The applicant submits the application fee of \$1400.00 payable to the Toronto and Region Conservation Authority.

**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:**

It is the responsibility of the owner/applicant and/or authorized agent to address any condition(s) of approval noted in this decision to the satisfaction of the commenting department or agency. Once conditions have been satisfied, the Secretary Treasurer will be in a position to issue a clearance letter which is required prior to the issuance of a Building Permit.

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

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

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

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

<b>Public Written Submissions</b>	<b>Public Oral Submissions</b>
* Public Correspondence received and considered by the Committee in making this decision	*Please refer to the approved Minutes of the Thursday, February 27, 2020 meeting for submission details.
N/A	N/A

**Late Written Public Submissions:**

In accordance with the Committee of Adjustment Procedural By-law (069-2019) public written submissions on an Application shall only be received by the Secretary Treasurer until 4:00 p.m. on the last business day prior to the day of the scheduled Meeting.

**ORIGINAL NOTICE OF DECISION DATED MARCH 6, 2020 SIGNED BY ALL MEMBERS  
PRESENT WHO CONCURRED IN THIS DECISION**

<b>DATE OF HEARING:</b>	<b>Thursday, February 27, 2020</b>
<b>DATE OF ORIGINAL NOTICE:</b>	<b>March 6, 2020</b>
<b>DATE OF RE-ISSUED NOTICE PURSUANT TO O.REG 149/20:</b>  <i>Pursuant to Section 4 of O.Reg 149/20, notices of decision issued pursuant to subsection 45 of the Planning Act on or after February 26, 2020 and before April 15, 2020 are deemed to have not been completed, and notices shall be given again (no later than 10 days after the lifting of the provincial statutory COVID-19 emergency Order)</i>	<b>April 22, 2020</b>
<b>LAST DAY FOR *APPEAL:</b> *Please note that appeals must be received by this office no later than 4:30 p.m. on the last day of appeal.  <i>The last day of appeal is 20 days after the giving of notice in accordance with subsection 4(4) of Ontario Regulation 149/20.</i>	<b>May 12, 2020 4:30 p.m.</b>
<b>CERTIFICATION:</b> 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.   <hr/> 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 *after the giving of notice in accordance with subsection 4(4) of Ontario Regulation 149/20* 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.

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

Office of the City Clerk - Committee of Adjustment  
2141 Major Mackenzie Drive  
Vaughan Ontario, L6A 1T1

If you have questions regarding the appeal process, please email [cofa@vaughan.ca](mailto:cofa@vaughan.ca)

**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.elfo.gov.on.ca](http://www.elfo.gov.on.ca) or by visiting our office.

**City of Vaughan LPAT Processing Fee:** \$841.00 per application

\*Please note that all fees are subject to change.



**VAUGHAN**

# LOCATION MAP - B002/20 & A002/20

8400 HUNTINGTON ROAD, WOODBRIDGE

