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COMMUNICATION – C46
ITEM 1
Committee of the Whole (Public Meeting)
October 29, 2020

October 28, 2020

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

Attention: Mr. Todd Coles

Dear Sir:

RE: City of Vaughan Comprehensive Zoning By-law Review – Public Meeting October 29, 2020
PFAFF Automotive Partners (Playacor Holdings Ltd.), 105 and 131 Four Valley Drive

I am making this submission on behalf of Playacor Holdings Ltd, owner of Block 1, R.P. 65M-3537, municipally known as 105 Four Valley Road, and Block 2, R.P. 65M-3537, municipally known as 131 Four Valley Drive.

On August 27, 2015 the Committee of Adjustment approved Minor Variance applications A251/15 and A259/15, applicable to 105 Four Valley Road and 131 Four Valley Road, respectively.

The approval of the two Minor Variances permit Motor Vehicle Sales Establishments on each of Blocks 1 and 2, R.P. 65M-3537, and allow a 0m setback along the common lot line between Blocks 1 and 2.

As the first phase of development, following the Committee of Adjustment approvals, PFAFF Porsche has constructed a building on Block 1, R.P. 65M-3537, 105 Four Valley Drive, and is operating a Motor Vehicle Sale Establishment. The future second phase of development will take place on Block 2, R.P. 65M-3537, 131 Four Valley Drive and will also be in the form of a Motor Vehicle Sales Establishment.

It is important that the proposed new zoning by-law recognize and replicate the permissions granted by the Committee of Adjustment for Applications A251/15 and A259/15, as they apply to both 105 and 131 Four Valley Drive. My client does not want to lose their existing permissions with the approval of the new comprehensive zoning by-law.

It is requested that the draft comprehensive zoning by-law be revised to explicitly incorporate provisions to permit a Motor Vehicle Sale Establishment on each of the two properties, and permit a 0m setback provision along the common property line between Blocks 1 and 2, R.P. 65M-3537.

Your action on this request is most appreciated.

Yours very truly,
KLM PLANNING PARTNERS INC.

Roy Mason
Principal Planner

cc: Mr. Chris Pfaff, President and CEO, Pfaff Automotive Partners
Mr. Michael Talmage, Executive Vice President, Pfaff Automotive Partners