

File: A062/20

Applicant: 1264564 Ontario Ltd.

Address: 9770 Highway 27, Woodbridge

Agent: Claudio Brutto - Brutto Consulting

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"/>	
Building Standards	<input checked="" type="checkbox"/>	
Building Inspection	<input checked="" type="checkbox"/>	
Development Planning	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Development Engineering	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Parks, Forestry and Horticulture Operations	<input checked="" type="checkbox"/>	
By-law & Compliance	<input checked="" type="checkbox"/>	
Financial Planning & Development	<input checked="" type="checkbox"/>	
Fire Department		
TRCA	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Ministry of Transportation	<input checked="" type="checkbox"/>	
Region of York	<input checked="" type="checkbox"/>	
Alectra (Formerly PowerStream)	<input checked="" type="checkbox"/>	
Public Correspondence (see Schedule B)		

Adjournment History: None.

Background History: A327/99 (see next page for details)

Staff Report Prepared By: Lenore Providence
 Hearing Date: Thursday, March 18, 2021

***Please note that additional comments may be received after the publication of the Staff Report. These comments will be processed as an addendum (see website for details).**



Minor Variance Application

Agenda Item: 02

A062/20

Ward: 2

Staff Report Prepared By: Lenore Providence, Assistant Secretary Treasurer

Date & Time of Live Stream Hearing: Thursday, March 18, 2021 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

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

To make an electronic deputation at the meeting please contact the Committee of Adjustment at 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:** 1264564 Ontario Ltd.
- Agent:** Claudio Brutto - Brutto Consulting
- Property:** **9770 Highway 27, Woodbridge**
- Zoning:** The subject lands are zoned OS1 - Open Space Conservation Zone and subject to the provisions of Exception 273 and 327 under By-law 1-88 as amended.
- OP Designation:** Vaughan Official Plan 2010 ('VOP 2010'): "Natural Areas"
- Related Files:** DA.00.109
- Purpose:** Relief from By-law 1-88, as amended, is being requested to permit the construction of a proposed second storey addition to the existing motel and a proposed ground floor addition (game/multipurpose room). Relief is also being requested to permit increased maximum driveway width along Highway 27 and a reduced landscaping strip along Major Mackenzie Drive.

Relief is required to permit the expansion of a legal non-conforming use and to facilitate related Site Plan application DA.00.109.

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

By-law Requirement	Proposal
1. Notwithstanding the provisions of Subsection 7.2 pertaining to buildings or structures permitted in an OS1 Open Space Conservation Zone, the existing building shown as a "Motel" on Schedule E-277 may be enlarged by the construction of an addition shown as "Restaurant" on the said Schedule. [9(273) a)]	1. The proposed addition to the existing building is not in accordance with the permitted enlargement shown on Schedule E-277.
2. Notwithstanding the provisions of Subsection 7.2 pertaining to buildings or structures permitted in the OS1 Open Space Conservation Zone, the existing building shown as a "Motel" on Schedule E-337 hereto may be enlarged by the construction of the additions shown as "Restaurant" and "Apartments Second Floor" on the said Schedule E-337 and the additions may be used for a restaurant and apartment respectively. [9(327) i)]	2. The proposed addition to the existing building is not in accordance with the permitted enlargement shown on Schedule E-337.

By-law Requirement	Proposal
3. The uses permitted are restricted to those identified in Section 7.1.2, Uses Permitted in an Open Space Zone.	3. Expansion of the existing Motel Use beyond the existing building envelope is not permitted.
4. Notwithstanding Section 3.8(g) of this By-law, a driveway and/or aisle which serves the movement of trucks to and from a loading space shall have a minimum width of six (6) metres and maximum width of thirteen and one half (13.5) metres. [3.9 b)]	4. The proposed driveway providing access to the loading spaces and parking spaces is 13.72 metres wide.
5. A strip of land not less than 6.0 metres in width shall be provided along a lot line which abuts a street line and shall be used for no other purpose than landscaping. [3.13]	5. The proposed landscaping strip is 1.35 metres at the north side abutting Major Mackenzie Drive.

Background (previous applications approved by the Committee on the subject land):

Application No.:	Description:	Status of Approval: Approved/Refused/Withdrawn/ OMB/Concurrent
A327/99	To permit an addition to an existing three storey building, notwithstanding, the one storey addition will be outside of the existing building envelope. parking area and aisles will be gravel, and minimum side yard setback will be 12.0m.	Approved – Oct. 7, 1999

For information on the previous approvals listed above please visit www.vaughan.ca. To search for a file number, enter it using quotes around it. For example, "A001/17".

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 March 3, 2021

Applicant confirmed posting of signage on February 27, 2021

Property Information	
Existing Structures	Year Constructed
Motel	Unknown
Dwelling	1986
Garage	1994

Applicant has advised that they cannot comply with By-law for the following reason(s): Any expansion outside of the existing building envelope requires a variance.

Building Standards (Zoning Review):

Stop Work Order(s) and Order(s) to Comply: There are no outstanding Orders on file.

A Building Permit has not been issued. The Ontario Building Code requires a building permit for structures that exceed 10m²

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

The proposal may be subject to Site Plan Approval.

The subject lands may be subject to Ontario Regulation 166/06 (TRCA - Toronto and Region Conservation Authority).

The subject lands may be subject to the Greenbelt Act, RSO 2005.

Building Inspections (Septic):

No comments or concerns

Development Planning:

Vaughan Official Plan 2010 ('VOP 2010'): "Natural Areas"

The Owner is requesting to permit the expansion of a legal non-conforming use and is proposing a two-storey addition to the existing 1,537.81 m² (including a 212.31 m² lower level included as ground level) Kleinburg Inn, as shown on the submitted site plan (Proposed Rear Addition & Alterations A1, dated February 24, 2021). The proposal consists of a 221.14 m² ground floor game/multi-purpose room, a 77.41 m² ground floor extension and a second floor 234.64 m² addition to accommodate four (4) new suites (total 29 suites), totaling a gross floor area ('GFA') increase of 533.19 m² in an "OS1 Open Space Conservation Zone".

On May 4, 2010, Council approved Site Development File DA.00.109 for a 593.48 m² 2-storey addition consisting of a game room and the reconfiguration of the existing suites. Previously, on October 7, 1999 Committee of Adjustment, approved Minor Variance File A327/99 subject to conditions which were never fulfilled and resulted in the approval lapsing.

The subject property is designated "Natural Areas" and are identified as a "Core Feature" within the Natural Heritage Network of VOP 2010. As the existing Kleinburg Inn is considered legal non-conforming, Section 3.2.3.3 of the VOP 2010 notes the following:

"any development lawfully existing within the Natural Heritage Network on the date this plan is approved is permitted to remain as recognized in policy 10.2.1.4. Minor alterations or additions to such existing development are permitted subject to the policies of this Plan and which may include consultation with the Toronto and Region Conservation Authority, York Region, or Province as required."

The Policy Planning and Environmental Sustainability ('PPES') staff have reviewed the proposed expansion and concluded, the proposed addition was consistent with a previous council approval (DA.00.109) and is in conformity with Section 3.2.3.3 of VOP 2010 pertaining to minor alteration or additions to existing legal non-conforming developments. As such, the proposal conforms to the policies of VOP 2010.

Toronto and Region Conservation Authority's ('TRCA') staff have indicated the subject property is within a regulated area and located entirely within a valley corridor and regional storm flood plain associated with the Humber River. As part of the Site Development Application File DA.00.109, TRCA staff have discussed flood proofing details for the new ground floor addition. As such, TRCA has no concerns with the minor variance application for the extension of the legal non-conforming use subject to conditions.

In support of the application, the Owner submitted an Arborist Letter, prepared by Alistair Johnston, dated February 23, 2021. Urban Design staff of the Development Planning Department have reviewed the letter and are satisfied no trees within the proposed building envelope are subject to the private tree by-law and may be removed without a permit. Development Planning staff do not object to the variances requested, as the proposed addition signifies an overall improvement by no longer proposing new suites on the ground floor area. The Development Planning is of the opinion the driveway width increase is minor and will be reviewed in-depth by the Transportation Division of Development Engineering through Site Development File DA.00.109. Additionally, Development Planning staff recognize the reduction in landscape strip at the north side of the property to be an existing condition related to the works completed by York Region (extension of Major Mackenzie Drive). Site Development File DA.00.109 must be approved to the satisfaction of the Development Planning Department. A condition to this effect is included in the Conditions of Approval.

Development Planning staff note that the Owners have submitted this application under Section 45(2)(a)(i) of the *Planning Act*, R.S.O. 1990, for the enlargement of a legal non-conforming use. The four tests applicable to minor variance applications made under Section 45(1) do not apply to applications made under Section 45(2). The Development Planning Department has no objection to the requested variances, as the expansion proposes an increase to the pre-existing floor area, supports the primary function of the existing inn and is supported by Council, PPES and TRCA.

The Development Planning Department recommends approval of the application, subject to the following conditions of approval:

That Site Development File DA.00.109 be approved to the satisfaction of the Development Planning Department.

Development Engineering:

The Development Engineering (DE) Department does not object to variance application A062/20 subject to the following condition(s):

The Owner/applicant shall obtain approval for the related Site Development Application (DA.00.109) from the Development Engineering (DE) Department.

Parks Development - Forestry:

The Owner/applicant shall obtain approval for the related Site Development Application (DA.00.109) from the Development Engineering (DE) Department.

Forestry Division submitted comments to Forestry Circulations for the related Site Development Application (DA.00.109) on December 14, 2020.

By-Law and Compliance, Licensing and Permit Services:

No comments or concerns

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

Fire Department:

No comments.

Schedule A – Plans & Sketches

Schedule B – Public Correspondence

None.

Schedule C - Agency Comments

Alectra (Formerly PowerStream) – No concerns or objections

Region of York – No concerns or objections

MTO – Located outside of MTO permit control area

TRCA – comments with conditions

Schedule D - Previous Approvals (Notice of Decision)

Minor Variance Application A327/99

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 criteria for authorizing minor variances to the City of Vaughan’s Zoning By-law. Accordingly, review of the application considers the following:

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

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

	Department/Agency	Condition
1	Development Engineering Farzana Khan 905-832-8585 x 3608 Farzana.Khan@Vaughan.ca	1. The Owner/applicant shall obtain approval for the related Site Development Application (DA.00.109) from the Development Engineering (DE) Department.
2	TRCA Hamedeh Razavi 416-661-6600 x 5256 hamedeh.razavi@trca.ca	1. The applicant obtains a permit from TRCA pursuant to Ontario Regulation 166/06 in order to authorize the proposed additions and parking lot expansion. 2. The applicant provides the required fee amount of \$1,100 payable to the Toronto and Region Conservation Authority.

	Department/Agency	Condition
2	Development Planning Roberto Simbana 905-832-8585 x8810 Roberto.simbana@vaughan.ca	That Site Development File DA.00.109 be approved to the satisfaction of the Development Planning Department.

Conditions

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

Please Note:

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

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.

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

ELECTRONIC PARTICIPATION: During the COVID-19 emergency, residents can view a live stream of the meeting 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

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.

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.

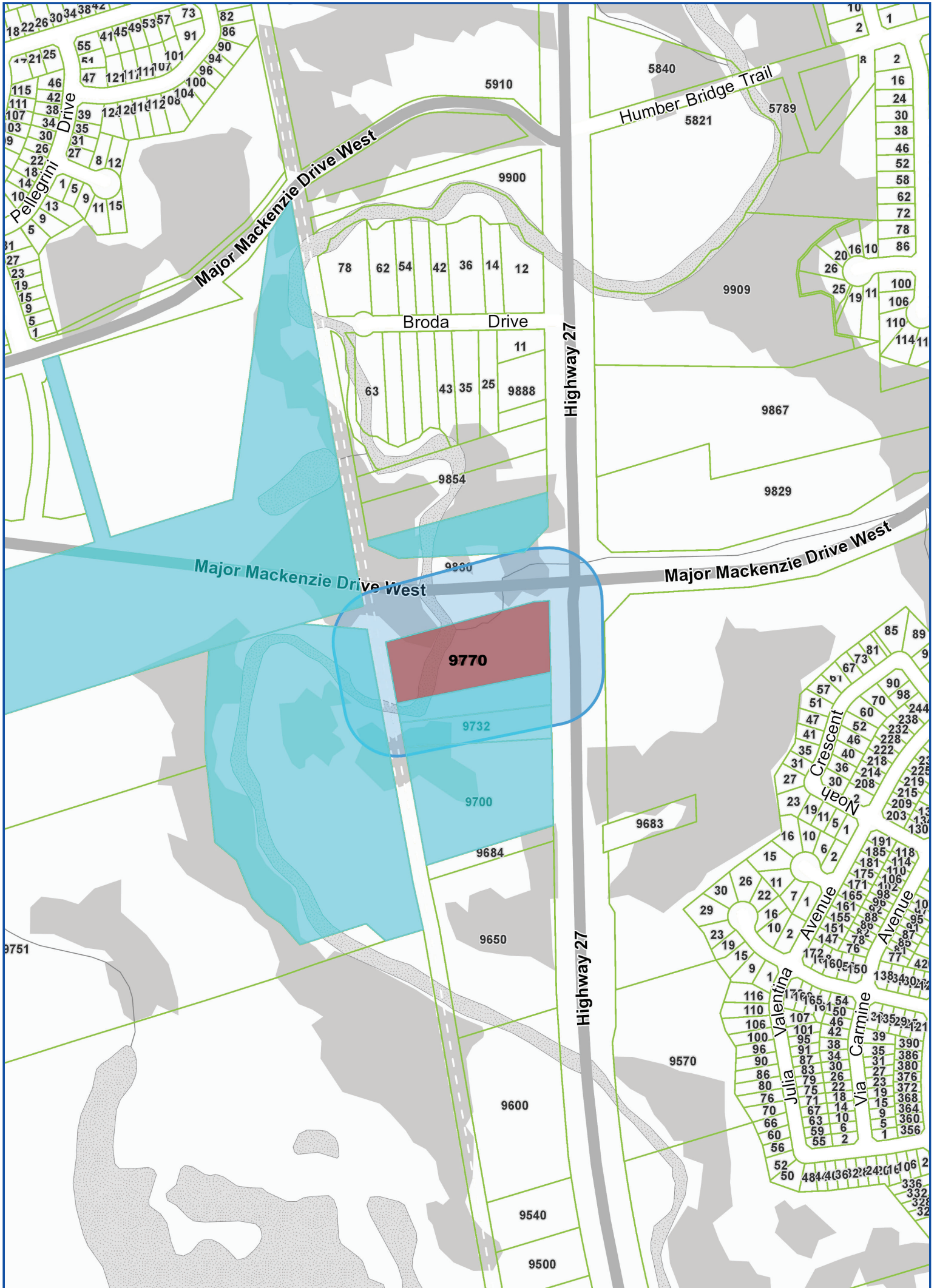
For further information please contact the City of Vaughan, Committee of Adjustment

T 905 832 8585 Extension 8394
E CofA@vaughan.ca

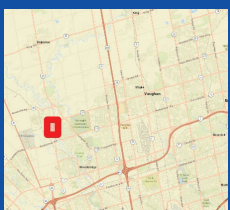
Schedule A: Plans & Sketches

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



Map Information:



Title:

9770 HIGHWAY #27, WOODBRIDGE

NOTIFICATION MAP - A062/20

Disclaimer:

Every reasonable effort has been made to ensure that the information appearing on this map is accurate and current. We believe the information to be reliable, however the City of Vaughan assumes no responsibility or liability due to errors or omissions. Please report any discrepancies to Infrastructure Programming.



Scale: 1:6,020

0 0.10 km



Created By:

Infrastructure Delivery
Department
March 10, 2021 1:10 PM

Projection:

NAD 83
UTM Zone
17N

A062/20

NEW

February 24, 2021

CITY OF VAUGHAN SITE NOTES:

1. STANDARD DRAWING AND SPECIFICATIONS OF THE CITY OF VAUGHAN AND OTHER PROVINCIAL STANDARD DRAWINGS AND SPECIFICATIONS SHALL BE OBSERVED AND REFERRED TO AS NECESSARY.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF VAUGHAN AND THE PROVINCE OF ONTARIO.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF VAUGHAN AND THE PROVINCE OF ONTARIO.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF VAUGHAN AND THE PROVINCE OF ONTARIO.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF VAUGHAN AND THE PROVINCE OF ONTARIO.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF VAUGHAN AND THE PROVINCE OF ONTARIO.
7. ALL STORM WATER MAINS AND LATRENALS TO BE CONCRETE PIPE IN ACCORDANCE WITH A.S.T.M. D2434-74 SPECIFICATIONS HAVING A MINIMUM WALL THICKNESS AS SPECIFIED IN THE CITY STANDARD SPECIFICATIONS.
8. ALL CATCHBASINS AND MANHOLE CATCHBASIN FRAMES AND COVERS SHALL BE CAST IRON IN ACCORDANCE WITH A.S.T.M. A152-77 SPECIFICATIONS.
9. ALL BEDDING FOR SEWER MAINS AND LATRENALS SHALL BE CLASS "B" BEDDING PER CITY STD. L-1 UNLESS OTHERWISE NOTED.
10. ALL CATCHBASINS SHALL BE INSTALLED IN ACCORDANCE WITH CITY STD. M-2 UNLESS OTHERWISE NOTED. DRENCH CONTROL TUBS SHALL BE INSTALLED IN ACCORDANCE WITH CITY STD. L-1-4 CONTRACTOR SHALL BREAK INTO EXISTING DRIVEWAY TO INSTALL DRENCH CONTROL TUBS AND BE RESPONSIBLE FOR THE PATCHING AND REPAIR OF ALL EXISTING DRIVEWAYS AND SIDEWALKS.
11. ALL SANITARY MANHOLE COVERS IN THE PAVING AREAS SHALL BE "MUNICIPAL" OR APPROVED MANHOLE AND CATCHBASIN ADAPTERS TO BE USED IN LIEU OF BRICKS.
12. ALL MANHOLE COVERS SHALL BE 48" DIAMETER AND SHALL BE CAST IRON CLASS 150 (OR-N-8). ALL FITTINGS SHALL BE CAST IRON, MECHANICAL JOINT.
13. ALL WATERMANS AND SERVICES SHALL BE INSTALLED WITH WATERMANS AND SERVICES SHALL BE EQUAL TO OR LESS THAN 50mm DIA. TO BE INSTALLED WITH PROTECTION OF 300mm DIA. TO BE INSTALLED WITH PROTECTION OF 300mm DIA.
14. ALL WATERMANS SHALL BE INSTALLED WITH PROTECTION OF 300mm DIA. TO BE INSTALLED WITH PROTECTION OF 300mm DIA.
15. ALL WATERMANS SHALL BE INSTALLED WITH PROTECTION OF 300mm DIA. TO BE INSTALLED WITH PROTECTION OF 300mm DIA.
16. ALL WATERMANS SHALL BE INSTALLED WITH PROTECTION OF 300mm DIA. TO BE INSTALLED WITH PROTECTION OF 300mm DIA.
17. ALL WATERMANS SHALL BE INSTALLED WITH PROTECTION OF 300mm DIA. TO BE INSTALLED WITH PROTECTION OF 300mm DIA.
18. ALL WATERMANS SHALL BE INSTALLED WITH PROTECTION OF 300mm DIA. TO BE INSTALLED WITH PROTECTION OF 300mm DIA.
19. ALL WATERMANS SHALL BE INSTALLED WITH PROTECTION OF 300mm DIA. TO BE INSTALLED WITH PROTECTION OF 300mm DIA.
20. ALL WATERMANS SHALL BE INSTALLED WITH PROTECTION OF 300mm DIA. TO BE INSTALLED WITH PROTECTION OF 300mm DIA.
21. ALL WATERMANS SHALL BE INSTALLED WITH PROTECTION OF 300mm DIA. TO BE INSTALLED WITH PROTECTION OF 300mm DIA.
22. ALL WATERMANS SHALL BE INSTALLED WITH PROTECTION OF 300mm DIA. TO BE INSTALLED WITH PROTECTION OF 300mm DIA.
23. ALL WATERMANS SHALL BE INSTALLED WITH PROTECTION OF 300mm DIA. TO BE INSTALLED WITH PROTECTION OF 300mm DIA.
24. ALL WATERMANS SHALL BE INSTALLED WITH PROTECTION OF 300mm DIA. TO BE INSTALLED WITH PROTECTION OF 300mm DIA.
25. ALL WATERMANS SHALL BE INSTALLED WITH PROTECTION OF 300mm DIA. TO BE INSTALLED WITH PROTECTION OF 300mm DIA.
26. ALL WATERMANS SHALL BE INSTALLED WITH PROTECTION OF 300mm DIA. TO BE INSTALLED WITH PROTECTION OF 300mm DIA.
27. ALL WATERMANS SHALL BE INSTALLED WITH PROTECTION OF 300mm DIA. TO BE INSTALLED WITH PROTECTION OF 300mm DIA.
28. THE SERVICE CONNECTIONS FOR SEWAGE, WATER AND GAS SHALL NOT BE INSTALLED BY THE CITY AND PAID BY THE OWNER. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF VAUGHAN AND THE PROVINCE OF ONTARIO.
29. ALL CONSTRUCTION WORK TO BE CARRIED OUT IN ACCORDANCE WITH THE REGULATIONS OF THE OCCUPATIONAL HEALTH AND SAFETY ACT AND REGULATIONS THEREUNDER.

PLAN OF TOPOGRAPHY OF
CONVEYANCE 2
CITY OF VAUGHAN
REGIONAL MUNICIPALITY OF YORK

BEARING NOTE:
BEARINGS ARE GIVEN TO THE NEAREST
MINUTE OF AN ANGLE AND A REFERENCE TO
THE ANGLE IS ALWAYS TO THE RIGHT OF THE
LINE UNLESS OTHERWISE SPECIFIED.

ELEVATION NOTE:
ELEVATIONS ARE GIVEN AND ARE REFERRED TO
AS BEING TO THE FINISHED ELEVATION OF
FINISHED GRADE UNLESS OTHERWISE SPECIFIED.

SCALE: 1:250

1. The proposed addition to the existing building is not in accordance with the permitted enlargement shown Schedule E-277.
2. The proposed addition to the existing building is not in accordance with the permitted enlargement shown on Schedule E-337.
3. Expansion of the existing Motel Use beyond the existing building envelope is not permitted.
4. The proposed driveway providing access to the loading spaces and parking spaces is 13.72 metres wide.
5. The proposed landscaping strip is 1.35 metres at the north side abutting Major Mackenzie Drive.

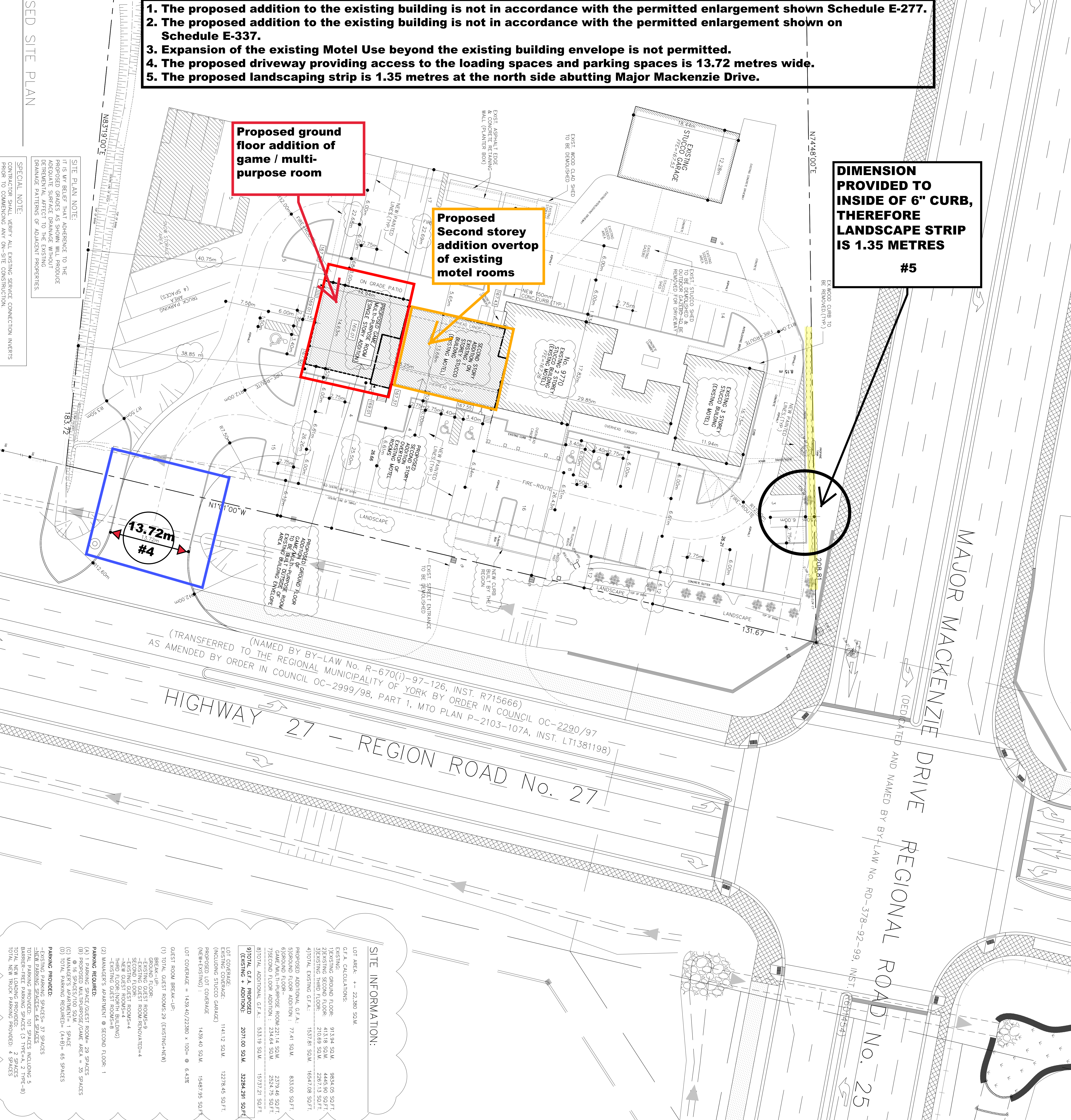
DIMENSION PROVIDED TO INSIDE OF 6" CURB, THEREFORE LANDSCAPE STRIP IS 1.35 METRES #5

Proposed ground floor addition of game / multi-purpose room

Proposed Second storey addition overtop of existing motel rooms

SITE PLAN NOTE:
IT IS MY BELIEF THAT ADHERENCE TO THE
PROPOSED GRADES AS SHOWN WILL PRODUCE
ADEQUATE SURFACE DRAINAGE WITHOUT
DETREMENTAL EFFECT TO THE EXISTING
DRAINAGE PATTERNS OF ADJACENT PROPERTIES.

SPECIAL NOTE:
CONTRACTOR SHALL VERIFY ALL EXISTING SERVICE CONNECTION INVERTS
PRIOR TO COMMENCING ANY ON-SITE CONSTRUCTION.



(TRANSFERRED TO THE REGIONAL MUNICIPALITY OF YORK BY ORDER IN COUNCIL OC-2290/97
AS AMENDED BY ORDER IN COUNCIL OC-2999/98, PART 1, MTO PLAN P-2103-107A, INST. LT1381198)

(NAMED BY BY-LAW No. R-670(1)-97-126, INST. R715666)

REGIONAL ROAD No. 27

MAJOR MACKENZIE DRIVE

REGIONAL ROAD No. 25

SITE INFORMATION:

LOT AREA: +- 22,380 SQ.M.

G.F.A. CALCULATIONS:

EXISTING:	913.64 SQ.M.	983.05 SQ.FT.
PROPOSED ADDITION:	413.18 SQ.M.	4445.90 SQ.FT.
3D REVISIONS:	210.69 SQ.M.	2287.13 SQ.FT.
41707AL EXISTING G.F.A.:	1537.81 SQ.M.	16547.08 SQ.FT.

PROPOSED ADDITIONAL G.F.A.:

PROPOSED ADDITION:	77.41 SQ.M.	833.00 SQ.FT.
GROUND FLOOR:	2379.46 SQ.FT.	
SECOND FLOOR:	2524.75 SQ.FT.	
7)3D REVISIONS:	234.64 SQ.M.	2524.75 SQ.FT.
81707AL ADDITIONAL G.F.A.:	533.19 SQ.M.	5737.21 SQ.FT.
91707AL G.F.A. PROPOSED (EXISTING + ADDITION):	2071.00 SQ.M.	22584.29 SQ.FT.

LOT COVERAGE: 14.11% SQ.M.

PROPOSED LOT COVERAGE (INCLUDING STUCCO GARAGE): 14.38% SQ.M.

LOT COVERAGE (NEW+EXISTING): 15.48% SQ.M.

LOT COVERAGE: 1439.40/22380 X 100 = @ 6.43%

GUEST ROOM BREAK-UP:

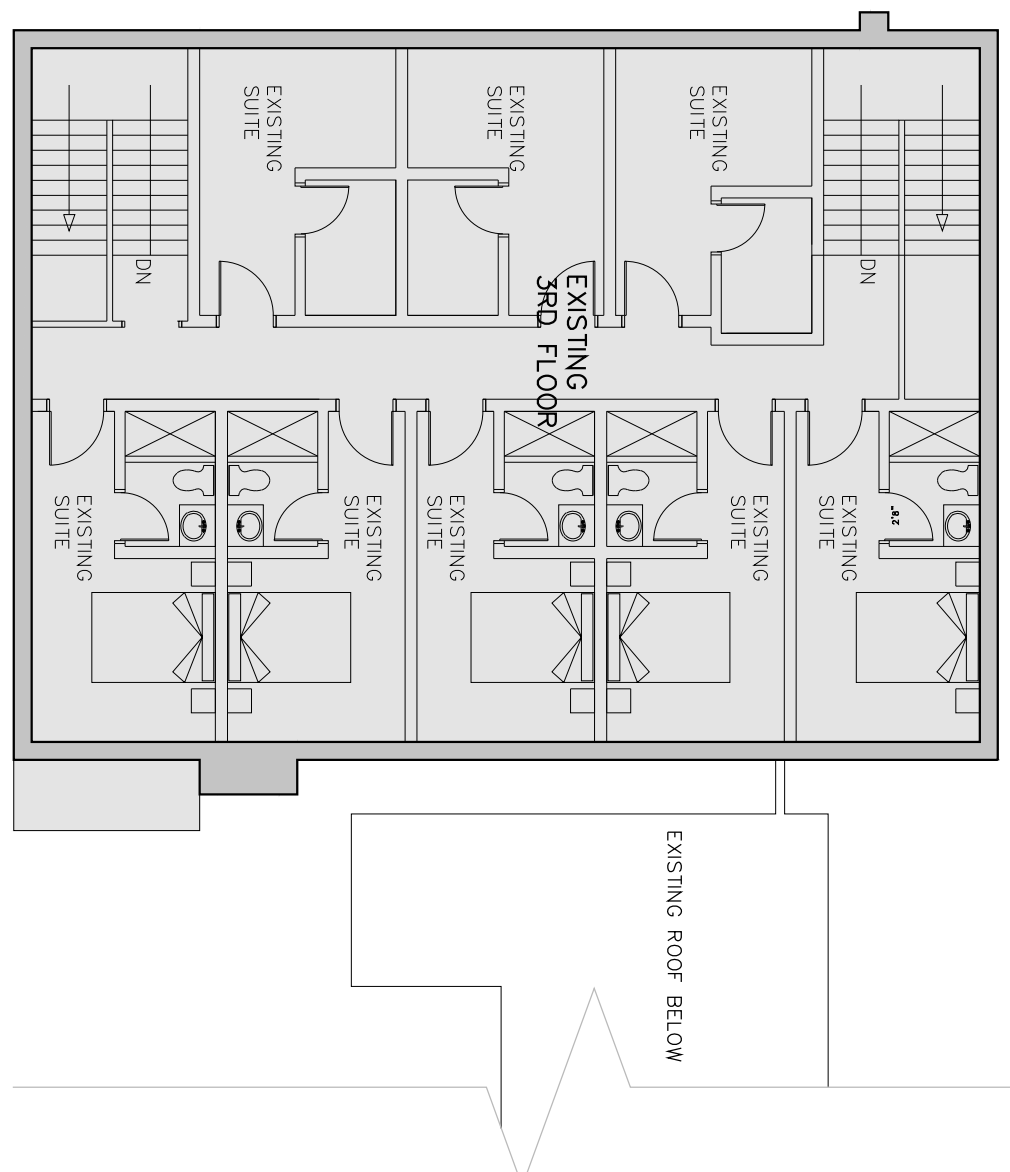
- (1) TOTAL GUEST ROOMS: 29 (EXISTING+NEW)
- GROUND FLOOR:
- EXISTING GUEST ROOMS: 2
- SECOND FLOOR:
- NEW GUEST ROOMS: 4
- THIRD FLOOR (NEW BUILDING)
- EXISTING GUEST ROOMS: 8
- SECOND FLOOR:
- GUEST ROOMS: 1

PARKING REQUIRED:

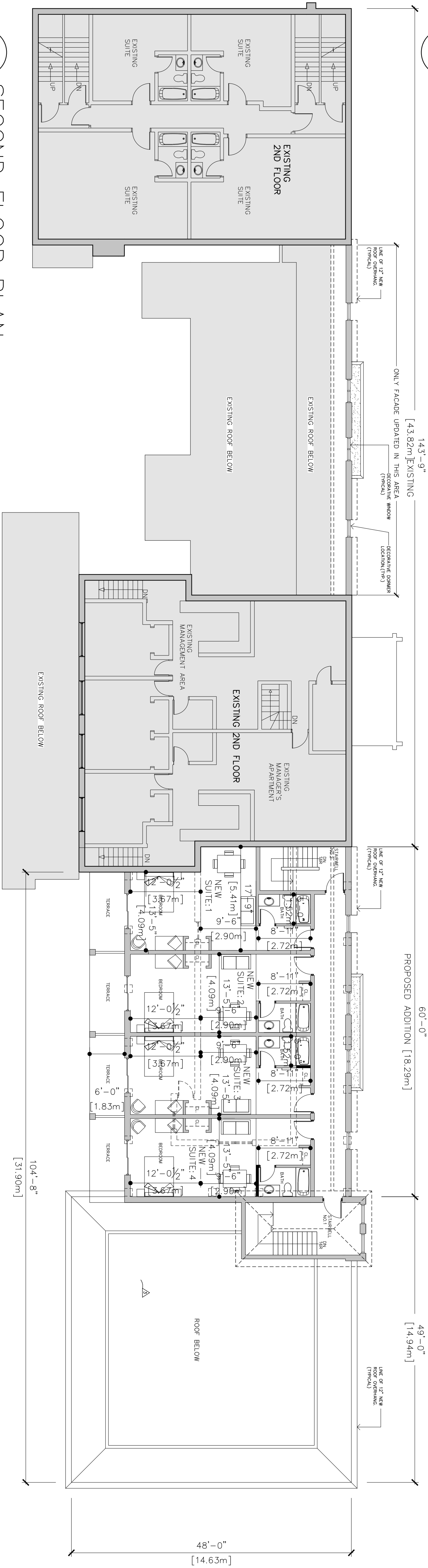
- (A) PARKING SPACES FOR GUEST ROOMS: 29 SPACES
- (B) PROPOSED MULTIPURPOSE ROOM AREA: 58 SPACES
- (C) MANAGER'S APARTMENT: 1 SPACE
- (D) TOTAL PARKING REQUIRED: (A+B+C) = 65 SPACES

PARKING PROVIDED:

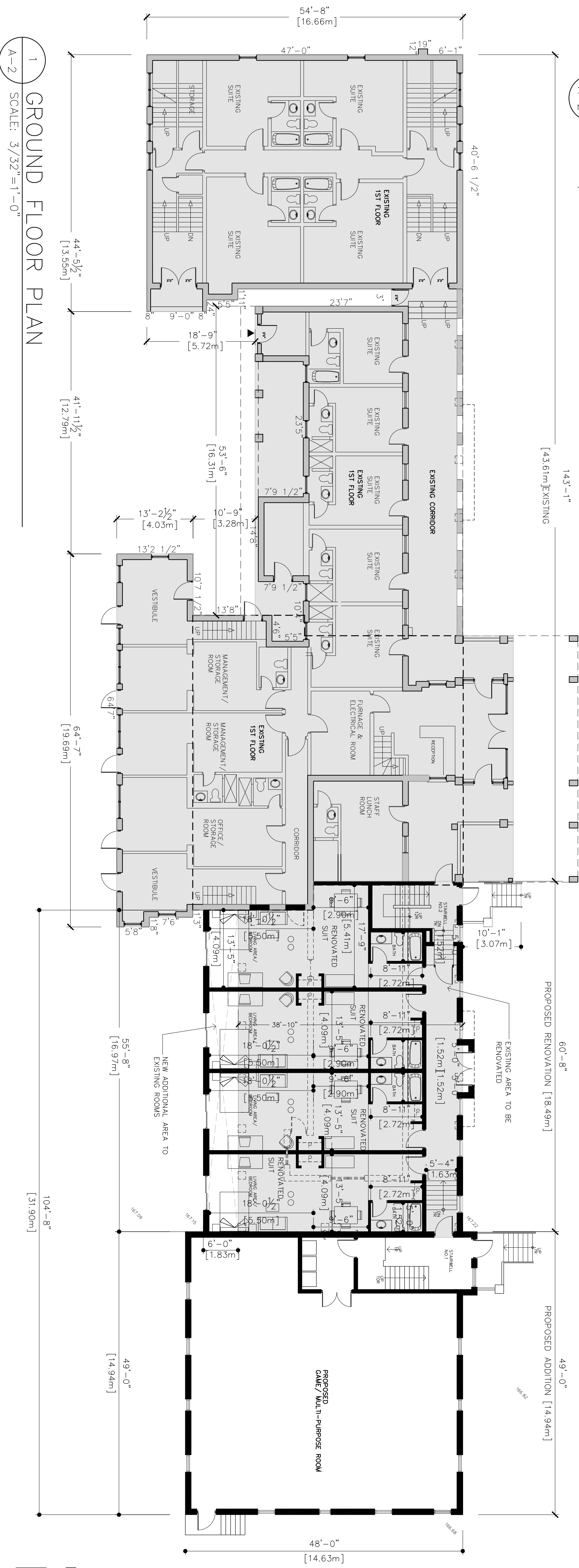
- EXISTING PARKING SPACES: 37 SPACES
- TOTAL PARKING SPACES: 58 SPACES
- TOTAL NEW LOADING SPACES: 3 SPACES
- TOTAL NEW TRUCK PARKING PROVIDED: 4 SPACES



3 THIRD FLOOR PLAN
SCALE: 3/32"=1'-0"



2 SECOND FLOOR PLAN
SCALE: 3/32"=1'-0"



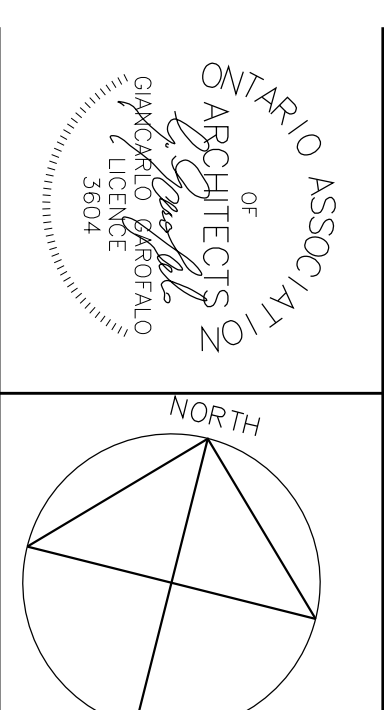
1 GROUND FLOOR PLAN
SCALE: 3/32"=1'-0"

LEGEND:
EXISTING

THE GENERAL CONTRACTOR SHALL REPORT ERRORS AND OMISSIONS TO THE ARCHITECT. DRAWINGS MUST NOT BE SCALED.

THIS DRAWING SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNLESS COUNTERSIGNED BY:

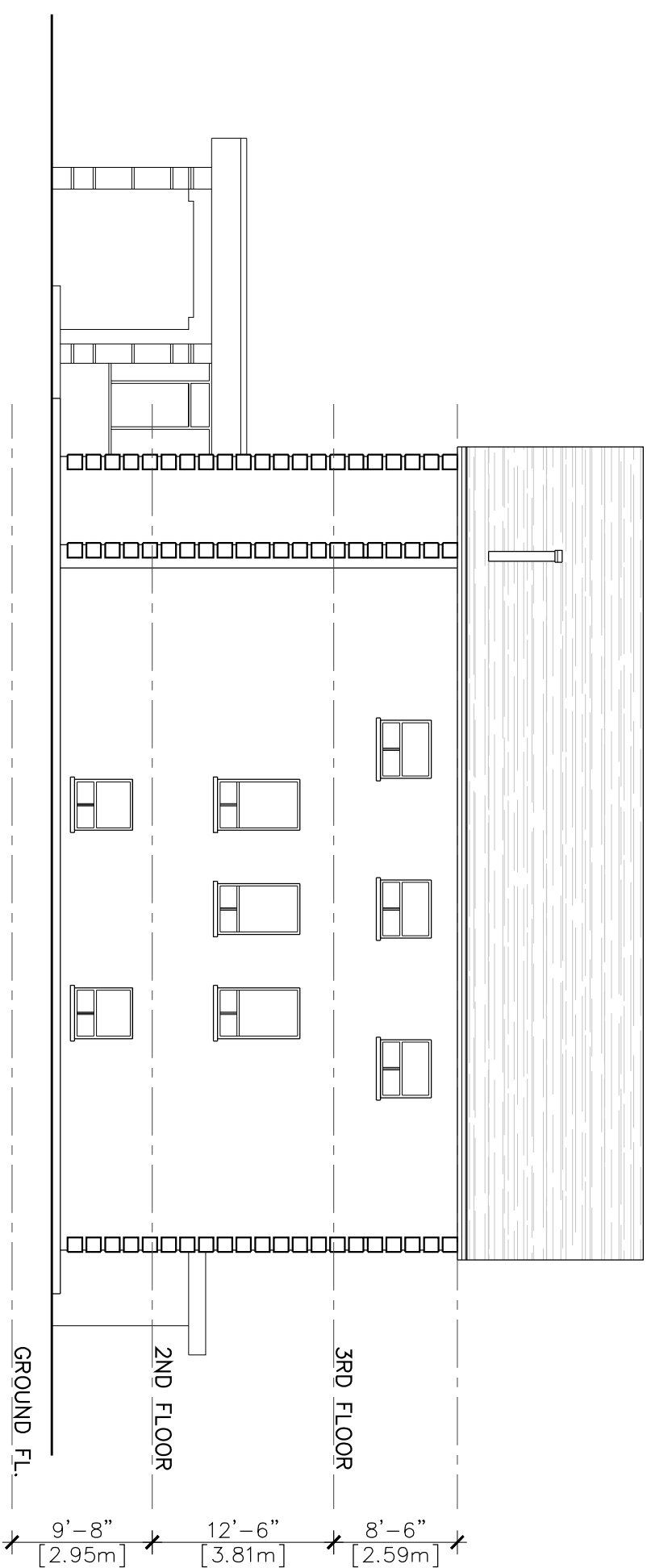
No.	Date	Revision	Drawn	Checked
1	JAN-20-20	ISSUED FOR CLIENT REVIEW	N.R.	G.C.
2	MAY-04-20	REQUIRED AS PER THE COMMENTS	N.R.	G.C.
3	JUNE-10-20	REQUIRED AS PER THE COMMENTS	N.R.	G.C.
4	JULY-28-20	ISSUED FOR ARCHITECT REVIEW	N.R.	G.C.
5	AUG-17-20	ISSUED FOR PERMIT REVIEW	N.R.	G.C.
6	MAR-26-19	REVISED FOR SPA REVIEW	H.P.	G.C.
7	OCT-07-20	REVISED FOR SPA REVIEW	H.P.	G.C.
8	NOV-06-20	REVISED FOR SPA REVIEW	H.P.	G.C.
9	DEC-18-20	REVISED FOR SPA REVIEW	H.P.	G.C.



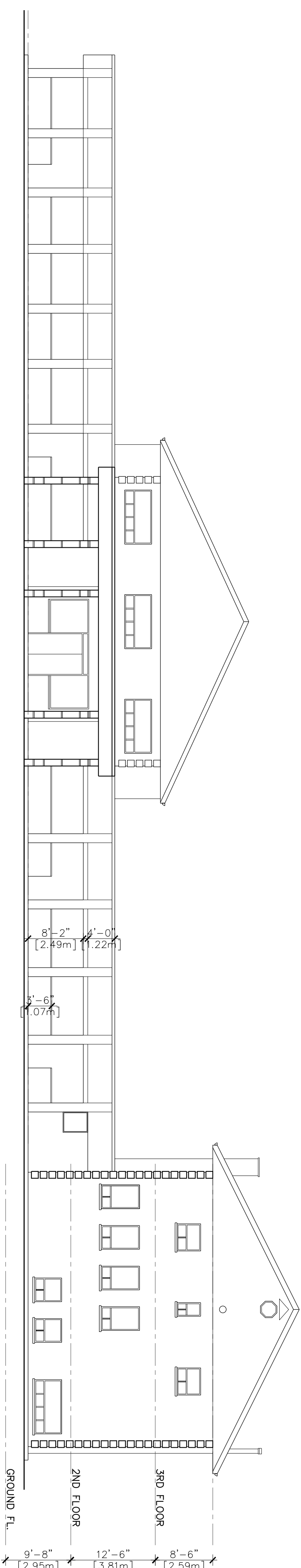
Giancarlo Garofalo Architect Inc.
www.ggarofalo.ca
943 St. Clair Ave. West
Toronto, ON M6E 1C7
T: 416.531.1266
F: 416.531.4733
e: info@ggarofalo.ca

Project: PROPOSED REAR ADDITION & 2ND FLOOR ADDITION TO EXISTING KLEINBURG MOTEL 9770 HIGHWAY NO.27 VAUGHAN, ON.

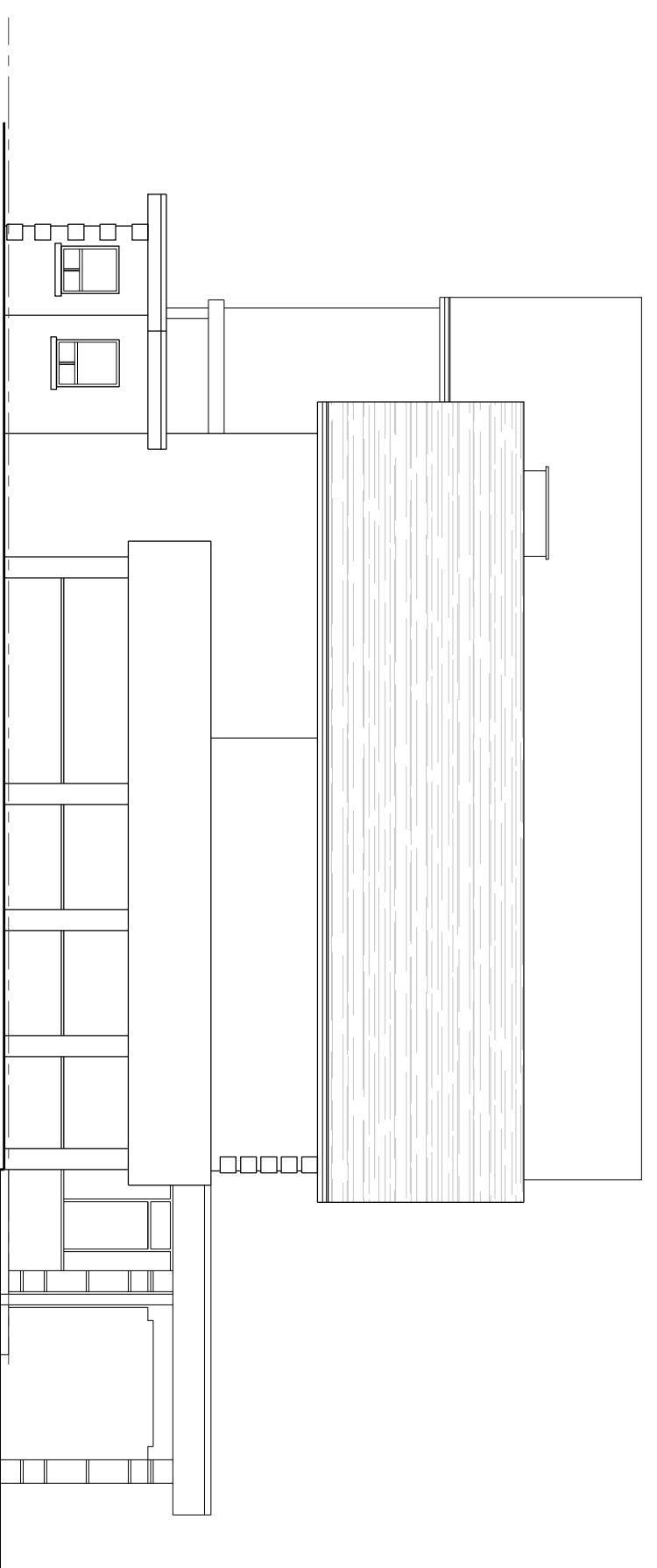
FLOOR PLANS		Comm. no.
Scale: NOTED	Date: OCT-28-05	Dwg. no. A2
Drawn: N.R.	Checked: G.C.	



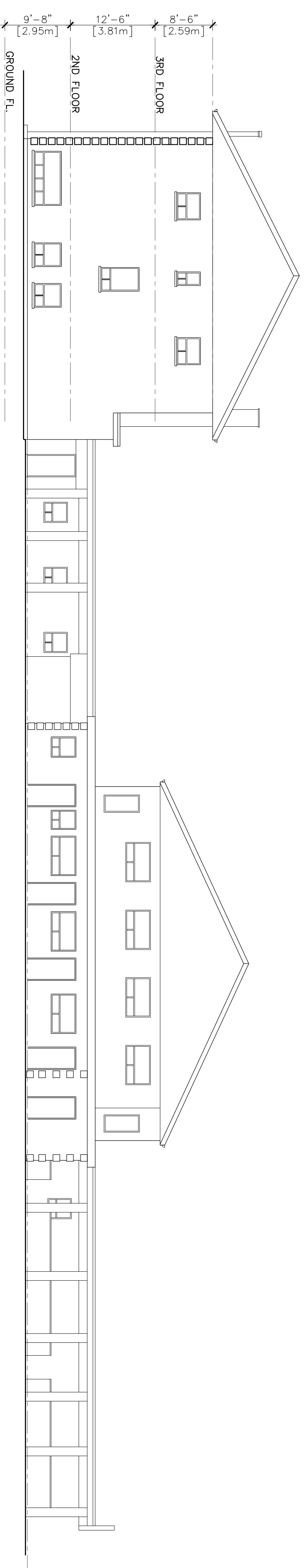
1 EXISTING NORTH ELEVATION
A-3 SCALE: 3/32"=1'-0"



2 EXISTING EAST ELEVATION
A-3 SCALE: 3/32"=1'-0"



3 EXISTING SOUTH ELEVATION
A-3 SCALE: 3/32"=1'-0"



4 EXISTING WEST ELEVATION
A-3 SCALE: 3/32"=1'-0"

THIS GENERAL CONTRACTOR SHALL REPORT AND VERIFY ALL DIMENSIONS AND REPORT ERRORS AND OMISSIONS TO THE ARCHITECT. DRAWINGS MUST NOT BE SCALED.

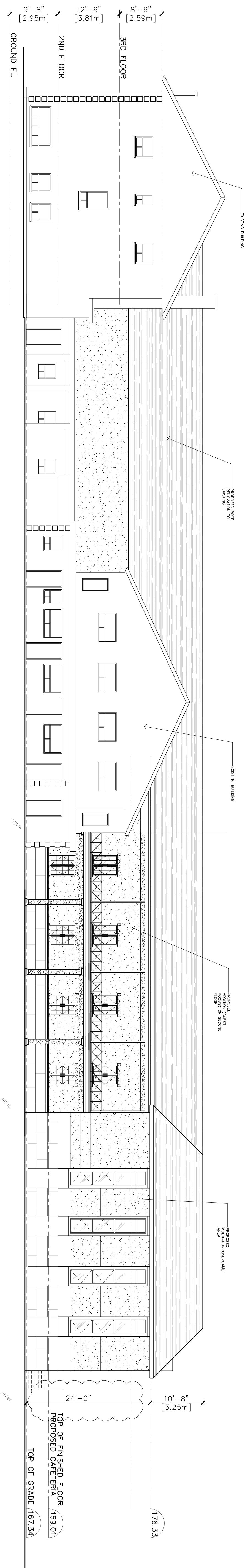
THIS DRAWING SHALL NOT BE USED FOR CONSTRUCTION PERMITS UNLESS CONSOLIDATED BY _____

No.	Date	Revision	Dwn	Ch'd
1	JAN-2-20	ISSUED FOR CLIENT REVIEW	N.R.	G.C.
2	MAY 04-20	REVISED AS PER THE COMMENTS	N.R.	G.C.
3	JUNE 19-20	REVISED AS PER THE COMMENTS	N.R.	G.C.
4	AUG 7-20	ISSUED FOR PERMIT REVIEW	N.R.	G.C.
5	SEP-23-20	ISSUED FOR PERMIT REVIEW	N.R.	G.C.
6	SEP-23-20	ISSUED FOR PERMIT REVIEW	N.R.	G.C.

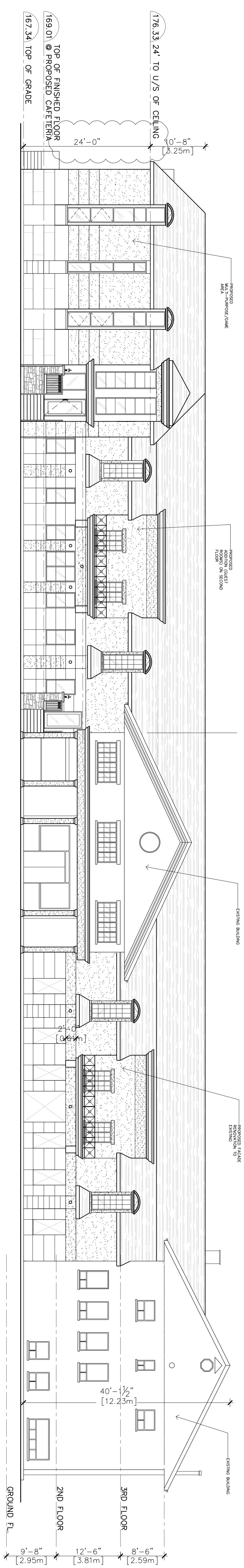
Project: PROPOSED: REAR ADDITION & 2ND FLOOR ADDITION TO EXISTING KLEINBURG MOTEL 9770 HIGHWAY NO.27 VAUGHAN, ON.

Sheet title: EXISTING EXTERIOR ELEVATIONS
Scale: NOTED
Drawn: N.R.
Date: OCT28-20
Checked: G.C.
Dwg. no.: A-3 of 4





4 PROPOSED WEST ELEVATION
A-3 SCALE: 3/32"=1'-0"



5 PROPOSED EAST ELEVATION
A-3 SCALE: 3/32"=1'-0"

No.	Date	Revision	D.Wn.	Ch'd
1	MAY 04-08	ISSUED AS PER THE COMMENTS	N.R.	G.C.
2	JUNE 19-08	ISSUED AS PER THE COMMENTS	N.R.	G.C.
3	JUNE 26-08	ISSUED AS PER THE COMMENTS	N.R.	G.C.
4	JULY 2-08	ISSUED AS PER THE COMMENTS	N.R.	G.C.
5	MAR 24-13	ISSUED AS PER THE COMMENTS	N.R.	G.C.
6	SEP 02-20	ISSUED AS PER THE COMMENTS	N.P.	G.C.
7	SEP 02-20	ISSUED AS PER THE COMMENTS	N.P.	G.C.
8	NOV 08-20	ISSUED AS PER THE COMMENTS	N.P.	G.C.

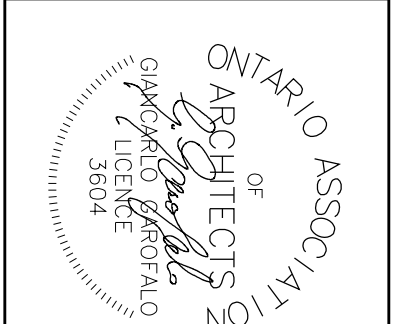
THIS DRAWING PERSPECTIVES UNLESS OTHERWISE NOTED BY THE ARCHITECT.

THIS DRAWING SHALL NOT BE USED FOR CONSTRUCTION UNLESS OTHERWISE NOTED BY THE ARCHITECT.

Project: PROPOSED: REAR ADDITION & 2ND FLOOR ADDITION TO EXISTING KLEINBURG MOTEL 9770 HIGHWAY NO.27 VAUGHAN, ON.

Sheet title: PROPOSED EXTERIOR ELEVATIONS

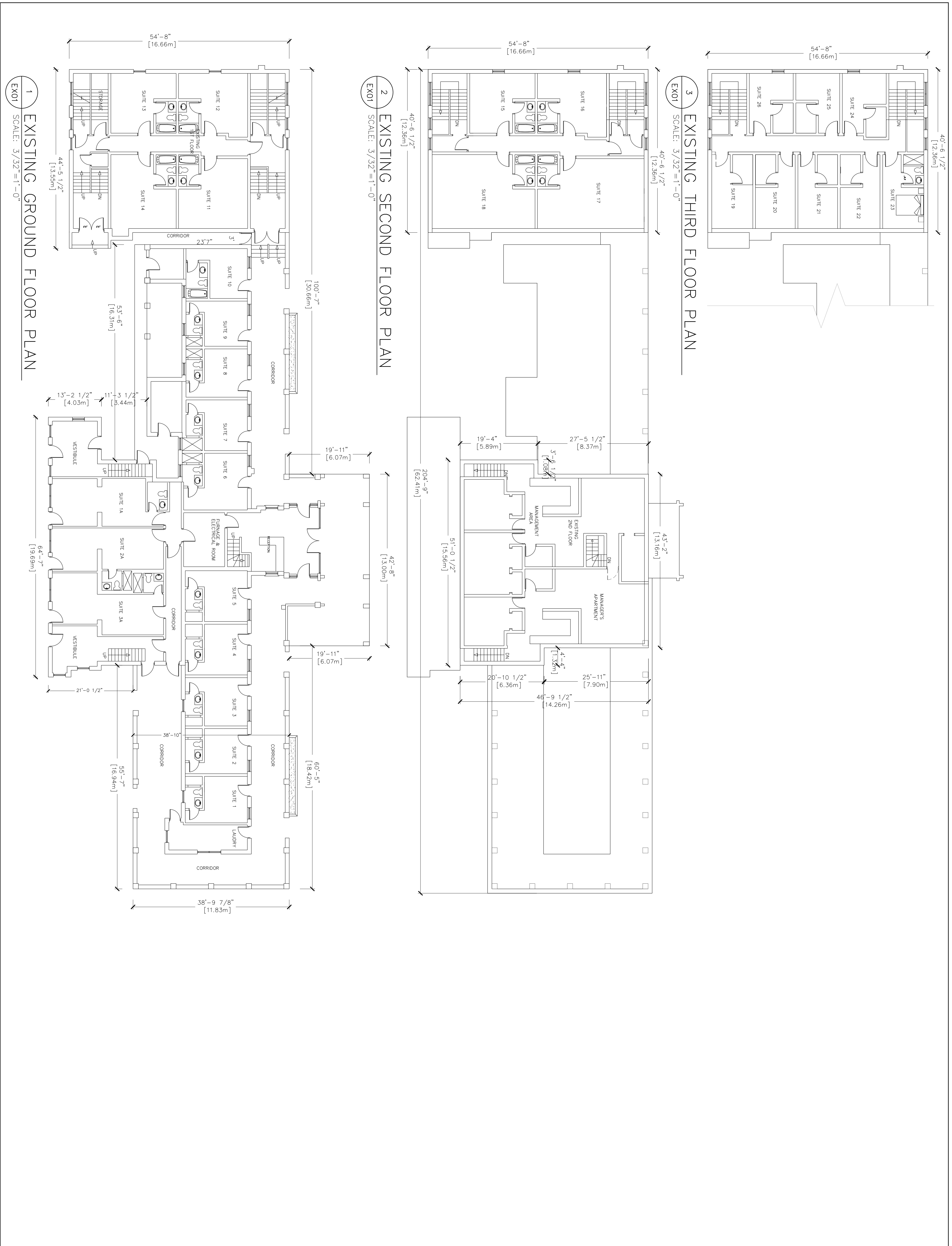
Scale: NOTED
Drawn: N.R.
Date: OCT28-05
Checked: G.C.
Dwg. no.: A4 of 4



NEW

February 24, 2021

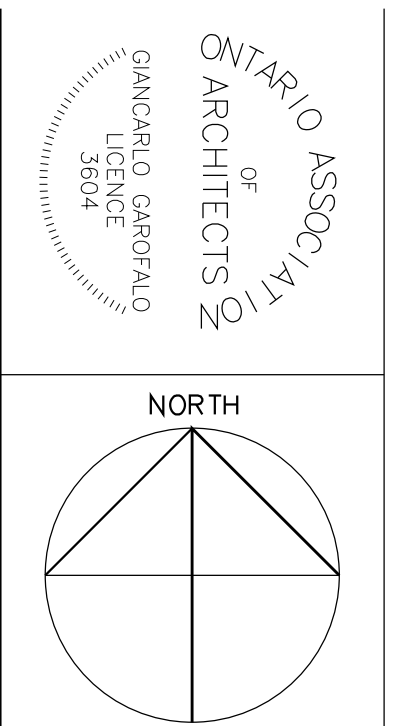
A062/20



THE GENERAL CONTRACTOR SHALL REPORT ALL DISCREPANCIES, OMISSIONS, ERRORS AND OMISSIONS TO THE ARCHITECT. DRAWINGS MUST NOT BE SCALED.

THIS DRAWING SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNLESS COUNTERSIGNED BY:

No.	Date	Revision	Drawn	Chk'd
1	JAN-20-21	ISSUED FOR PERMIT REVIEW	N.R.	G.C.
2	MAY-04-21	REVISED AS PER THE COMMENTS	N.R.	G.C.
3	JUNE-15-21	REVISED AS PER THE COMMENTS	N.R.	G.C.
4	JUNE-28-21	ISSUED FOR PERMIT REVIEW	N.R.	G.C.
5	JULY-2-21	ISSUED FOR PERMIT REVIEW	N.R.	G.C.



GIANCARLO GAROFALO ARCHITECT

ONE BROADVIEW AVE. SUITE 109
SCARBOROUGH, ONTARIO M1S 1T8
TEL: (416) 291-7785
WWW.GAROFALOA.COM

Project:
REAR ADDITION & 2ND FLOOR ADDITION TO EXISTING KLEMBURG MOTEL
9770 HIGHWAY NO.27 VAUGHAN, ONT.

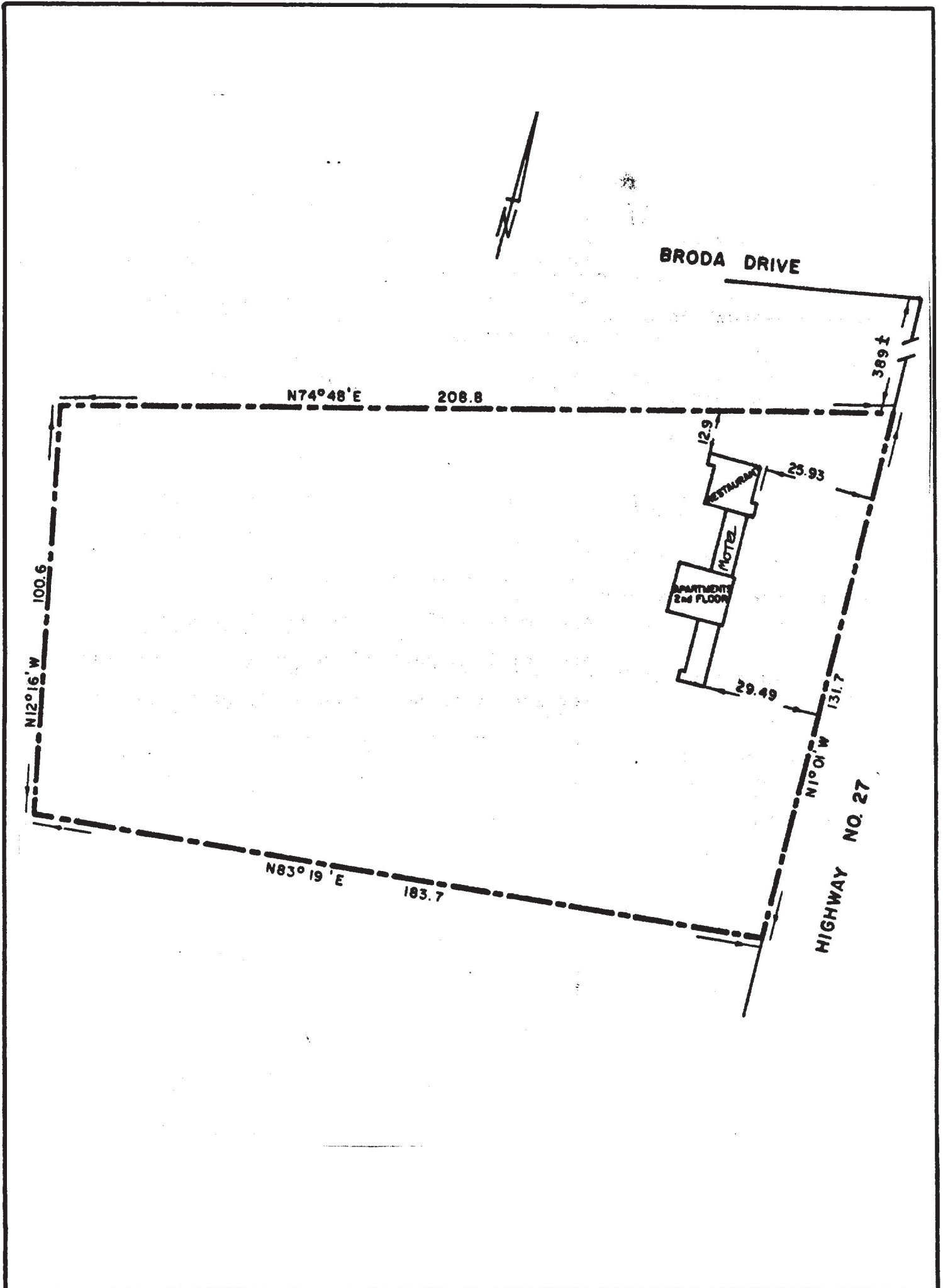
Proposed:
REAR ADDITION & 2ND FLOOR ADDITION TO EXISTING KLEMBURG MOTEL
9770 HIGHWAY NO.27 VAUGHAN, ONT.

Sheet title:
EXISTING FLOOR PLANS

Drawn: N.R. Checked: G.C. Date: OCT-24-05

Scale: NOTED

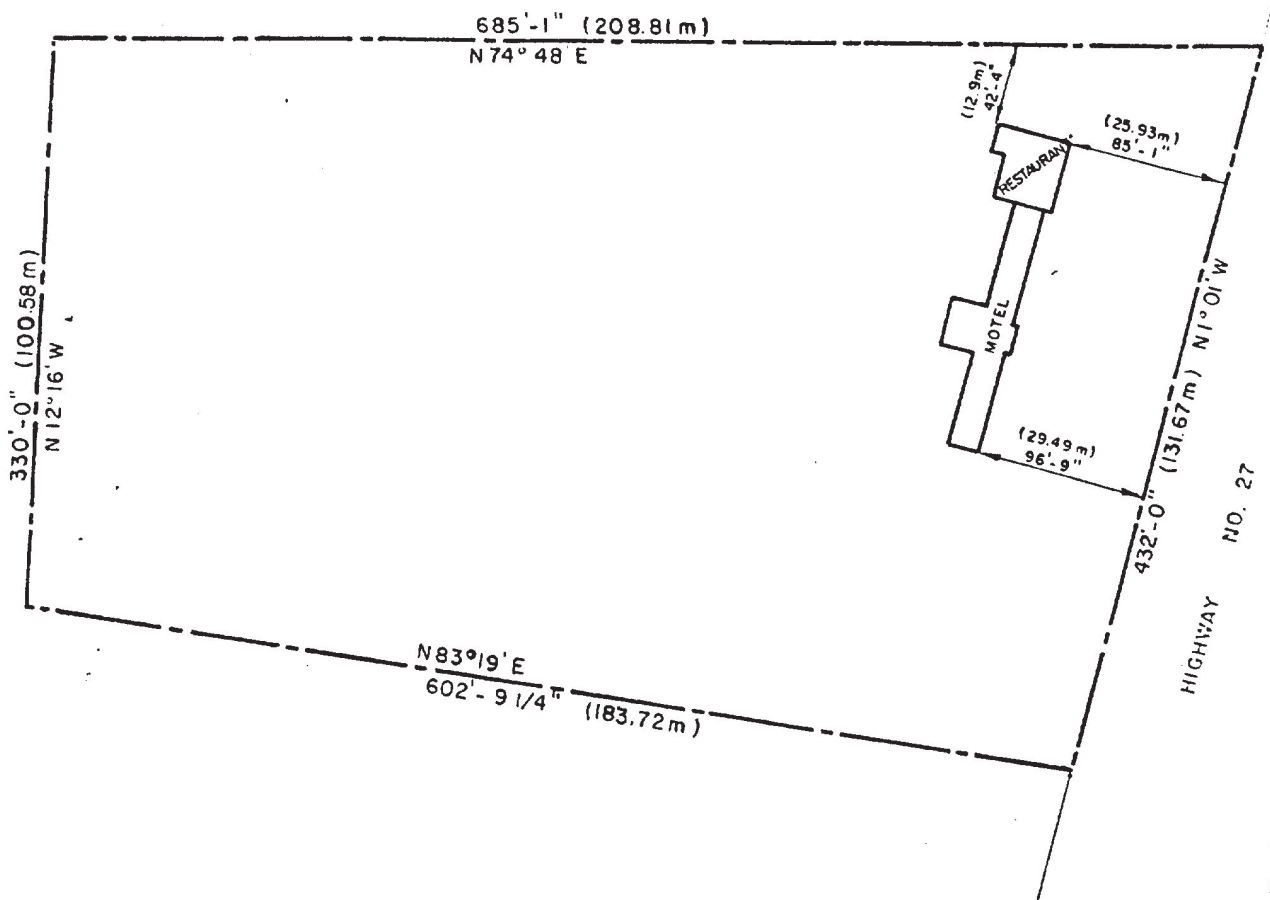
Comm. no. EX-01




LEGEND

 SUBJECT LANDS
 LOCATION: PART LOT 19,
 CONC 8

THIS IS SCHEDULE 'E-337'
 TO BY-LAW 1-88
 SECTION 9(327)



LEGEND

 SUBJECT LANDS
 LOCATION: PART LOT 19,
 CONC 8

THIS IS SCHEDULE 'E-277'
 TO BY-LAW 1-88
 SECTION 9(273)

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.

None.

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

MTO – Located outside of MTO permit control area

TRCA – comments with conditions

March 1, 2021

CFN 64195.05
Ex Ref CFN 31002.33, 27888

SENT BY E-MAIL: CofA@vaughan.ca

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

Dear Ms. Vigneault:

**Re: Minor Variance Application A062/20
Part Lot 19, Concession 8
9770 Highway 27
City of Vaughan, Region of York
1264564 Ontario Ltd. (Agent Brutto Consulting)**

This letter acknowledges receipt of the above noted application, received by the Toronto and Region Conservation Authority (TRCA) on February 18, 2021. TRCA staff has reviewed the application and offers the following comments for the consideration of the Committee of Adjustment.

Background

It is our understanding that the purpose of application A062/20 is to request the following:

1. To permit a proposed addition to the existing building that is not in accordance with the permitted enlargement shown on Schedule E-277, whereas Exception 9(273) a) under By-Law 1-88 states that notwithstanding the provisions of Subsection 7.2 pertaining to buildings and structures permitted in an OS1 Open Space Conservation Zone, the existing building shown as a "Motel" on Schedule E-277 may be enlarged but the construction of an addition shown as "Restaurant" on the said Schedule.
2. To permit a proposed addition to the existing building that is not in accordance with the permitted enlargement shown on Schedule E-337, whereas Exception 9(273) i) under By-Law 1-88 states that notwithstanding the provisions of Subsection 7.2 pertaining to buildings and structures permitted in an OS1 Open Space Conservation Zone, the existing building shown as a "Motel" on Schedule E-337 hereto may be enlarged by the construction of additions shown as "Restaurant" and "Apartment Second Floor" on the said Schedule and additions may be used for a restaurant and apartment respectively.
3. To permit expansion of the existing Motel Use beyond the existing building envelope, whereas the uses permitted are restricted to those identified in Section 7.1.2, Uses Permitted in an Open Space Zone.
4. To permit a proposed driveway providing access to the loading spaces and parking spaces that is 13.72 metres wide, whereas a driveway and/or aisles which serve the movement of trucks to and from a loading space shall have a minimum width of 6 metres and a maximum width of 13.5 metres.

5. To permit a proposed landscaping strip that is 1.35 metre wide at the north side of the site abutting Major Mackenzie Drive, whereas a strip of land not less than 6.0 metres in width shall be provided along a lot line which abuts a street line for landscape purposes.

The purpose of the noted variances is to permit the construction of a ground floor and second storey addition to the existing commercial building (motel) as well as a minor expansion of the associated parking lot area.

Applicable Policies and Regulation

Provincial Policy Statement, 2020 (PPS)

The Planning Act dictates that agencies involved in planning, including the TRCA, “shall be consistent with” the Provincial Policy Statement (PPS) when reviewing development applications. In accordance with Section 3.1 of the PPS, development shall generally be directed to areas outside of natural hazards unless the effects and risk to public safety are minor, could be mitigated in accordance with provincial standards and where the four (4) tests of Section 3.1.7 could be met.

Furthermore, Sections 2.1.5 & 2.1.8 of the PPS identify that the development and site alteration shall not be permitted within, or on adjacent lands to natural heritage features, including significant valleyland, woodland, wetlands and wildlife habitat in Ecoregions 6E and 7E, unless it has been demonstrated that there will be no negative impacts on the natural features or their ecological function.

Living City Policies (LCP)

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 meeting natural hazard management requirements, and 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. These policies guide TRCA’s review of the subject application, along with those found in other Provincial and municipal plans, documents, and guidelines.

Ontario Regulation 166/06

The subject property is located entirely within TRCA’s Regulated Area because it is within a valley corridor and Regional Storm flood plain associated with the Humber River. In accordance with *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 on the subject property.

Application-Specific Comments

TRCA staff have recently been involved in review of a site development application (Municipal File No. DA.00.109) for the proposed development. As a part of the site development review process, details pertaining to flood proofing of the new ground floor addition and confirmation of the number of existing and proposed motel suites was discussed and subsequently addressed through the submission of revised plans. The proposed plans included in the submitted variance application reflect the most recent plans that addressed TRCA’s interests on the noted matters.

Furthermore, items related to the structural design of the addition in relation to anticipated flood water velocity and stormwater management for the site have also been discussed as part of the site development process. It is the expectation of TRCA that these items will be addressed prior to the finalization of the site development application and/or a future TRCA permit, pursuant to Ontario Regulation 166/06.

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 \$1,100 (Variance – Industrial/Commercial/Subdivision/Institutional – Minor) review fee. The applicant is responsible for fee payment and should forward the application fee to this office as soon as possible.

Recommendation

Based on the above, TRCA staff have no objection to the approval of Minor Variance Application A062/20, subject to the following conditions:

1. The applicant obtains a permit from TRCA pursuant to Ontario Regulation 166/06 in order to authorize the proposed additions and parking lot expansion.
2. The applicant provides the required fee amount of \$1,100 payable to the Toronto and Region Conservation Authority.

We trust these comments are of assistance. Should you have any questions, please contact me at extension 5743 or at stephen.bohan@trca.ca

Sincerely,



Stephen Bohan
Planner
Development Planning and Permits | Development and Engineering Services

Copied: Margaret Holyday, City of Vaughan (Margaret.holyday@vaughan.ca)
Roberto Simbana, City of Vaughan (Roberto.simbana@vaughan.ca)



Discover the possibilities

COMMENTS:

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

Alectra Utilities (formerly PowerStream) has received and reviewed the proposed Variance 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

Mr. Tony D'Onofrio
Supervisor, Subdivisions (Alectra East)
Phone: 1-877-963-6900 ext. 24419

E-mail: stephen.cranley@alectrautilities.com

Email: tony.donofrio@alectrautilities.com

Providence, Lenore

Subject: FW: [External] FW: A062-20 - REQUEST FOR COMMENTS - 9770 Hwy 27 SHELL Woodbridge - (Full Circulation)
Attachments: A062-20 - CIRCULATION.pdf

From: Blaney, Cameron (MTO) <Cameron.Blaney@ontario.ca>

Sent: February-23-21 10:28 AM

To: Providence, Lenore <Lenore.Providence@vaughan.ca>

Subject: [External] FW: A062-20 - REQUEST FOR COMMENTS - 9770 Hwy 27 SHELL Woodbridge - (Full Circulation)

Hello Lenore,

This site is not within MTO permit control area and MTO has no concerns.

Cameron Blaney | Corridor Management Planner | Simcoe & York

Highway Corridor Management Section – Central Operations

159 Sir William Hearst Avenue | Ministry of Transportation

7th Floor, Building D | Downsview, Ontario | M3M 0B7

416-358-7871

Cameron.Blaney@ontario.ca

Providence, Lenore

Subject: FW: [External] RE: A062-20 - REQUEST FOR COMMENTS - 9770 Hwy 27 SHELL Woodbridge - (Full Circulation)

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

Sent: February-23-21 3:37 PM

To: Providence, Lenore <Lenore.Providence@vaughan.ca>; Attwala, Pravina <Pravina.Attwala@vaughan.ca>; MacPherson, Adriana <Adriana.MacPherson@vaughan.ca>

Subject: [External] RE: A062-20 - REQUEST FOR COMMENTS - 9770 Hwy 27 SHELL Woodbridge - (Full Circulation)

Good afternoon,

The Regional Municipality of York has reviewed the above application. This section of Major Mackenzie has a proposed 42.6 meters right-of-way. The Region is protecting for 21.3 metres from the centre line of construction. All setbacks must be referenced from this point.

Regards,

Gabrielle

Gabrielle Hurst MCIP RPP | Community Planning and Development Services | The Regional Municipality of York | 1-877-464-9675 ext 71538 | Gabrielle.hurst@york.ca | www.york.ca

Schedule D: Previous Approvals (Notice of Decision)

Minor Variance Application A327/99

COMMITTEE OF ADJUSTMENT
(VARIANCE)
NOTICE OF DECISION

FILE NO: A327/99

IN THE MATTER OF Subsection 45 of the Planning Act.

IN THE MATTER OF application by **1264564 ONTARIO LTD., FRANCA GIULIANI**, with respect to property in Part of Part of Lot 19, Concession 8, municipally known as 9770 Highway # 27.

By-law 1-88 zones this parcel "OS1" Open Space Conservation.

The applicant is requesting a variance to permit an addition to an existing three storey building, notwithstanding, the one storey addition will be outside of the existing building envelope, parking area and aisles will be gravel, minimum side yard setback will be 12.0m, rather than the by-law requires all buildings and structures must be located within the building envelope, all parking areas and aisles are to be asphalt, and minimum side yard setback of 15.0m. A sketch is attached illustrating the requests.

On May 16, 1991, the Committee approved minor variance File No. A48/91, for the extension of a Legal Non-Conforming Use and building.

On August 22, 1991, the Committee approved permission application File No. A96/91, for the extension of a Legal Non-Conforming Use (related to A48/91).

On April 14, 1994, the Committee approved minor variance File No. A11/94, for the construction of a shed outside of the building envelope.

The Committee is of the opinion that the variances sought can be considered minor and are desirable for the appropriate development and use of the land. The general intent and purpose of the By-law and the Official Plan will be maintained.

THAT Application No. **A327/99, 1264564 ONTARIO LTD., FRANCA GIULIANI**, be **APPROVED**, subject to the following conditions:

1. That the variance for the reduction in side yard setback, parking areas and aisles to be gravel, and new building outside building envelope is conditional upon the property being constructed in accordance with the requested variances as shown on the attached sketch forming part of this application, to the satisfaction of the Building Standards Department;
2. That an application for building permit for the proposed building expansion with sewage system be submitted within one year of the final decision of the committee, if required, to the satisfaction of the Building Standards Department (Septic System Division);
3. That the applicant obtain a permit, under Ontario Regulation 158, if required, to the satisfaction of The Toronto and Region Conservation Authority;
4. That if the conditions listed above are not fulfilled within twelve (12) months of the date this decision becomes final and binding, the said decision shall expire and shall be deemed to have been annulled and rescinded by the Committee.

IMPORTANT: ALL CONDITIONS LISTED ABOVE MUST BE FULFILLED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.

It is the responsibility of the Owner/Applicant and/or Agent to obtain a clearance letter from each Agency and/or Department listed above whether "if required" appears in the decision or not and forward this letter to the Secretary-Treasurer.

Once these letters are received within the prescribed time period, the Secretary-Treasurer will provide the Building Standards Department with a "Fulfilment of Condition" letter, which will indicate that a building permit can now be issued, if one is required. Failure to comply with this requirement will result in the decision being deemed to be annulled and rescinded by the Committee.

NOTICE OF DECISION Cont'd....

FILE NO. A327/99

1264564 ONTARIO LTD., FRANCA GIULIANI

Members concurring in this decision:

M. Mauti,
Chairman,

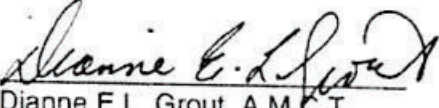
T. Decicco,
Vice Chairman,

L. Fluxgold,
Member,

S. Perrella,
Member,

CERTIFICATION

I hereby certify this to be a true copy of the decision of the Committee of Adjustment, and this decision was concurred in by a majority of the members who heard this application.


Dianne E.L. Grout, A.M.P.C.T.,
Secretary-Treasurer
Committee of Adjustment
City of Vaughan

DATE OF HEARING:

OCTOBER 7, 1999

LAST DATE OF APPEAL:

OCTOBER 27, 1999

APPEALS MUST BE RECEIVED BY THIS OFFICE NO LATER THAN 4:30P.M . ON OCTOBER 27, 1999.

NOTE: The Planning Act provides for appeals to be filed by "persons". As groups or associations, such as residents or ratepayers groups which do not have incorporated status, may not be considered "persons" for the purposes of the Act, groups wishing to appeal this decision should do so in the name of individual group members, and not in the name of the group.

10/25/14

H321199

EXISTING
GRAVEL MONITORING

Humus 10.0%

(Gravel Spacing)

208.8M

183.7M

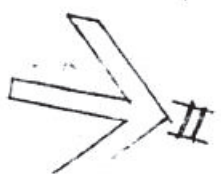
14.3M

167.2

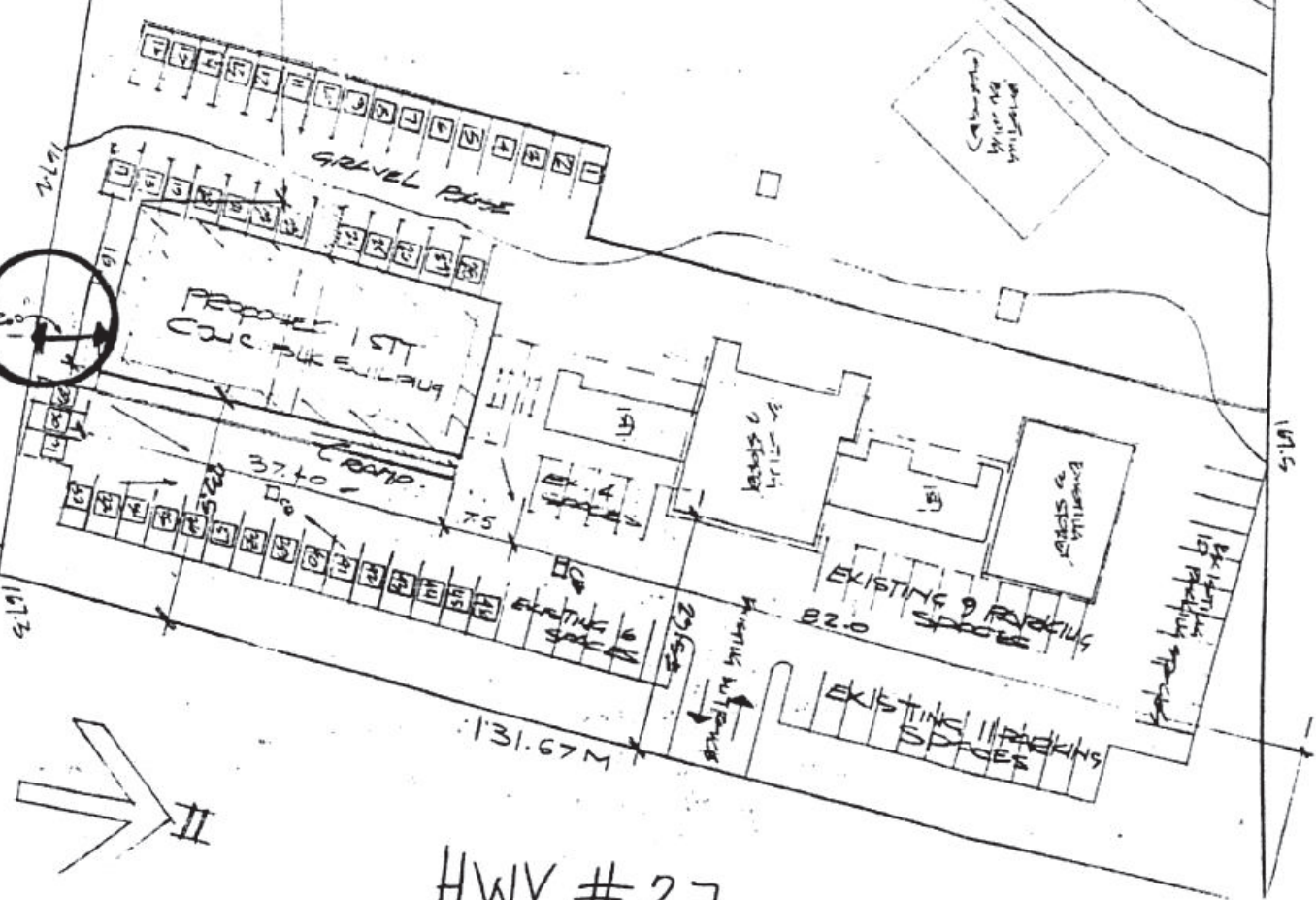
191.5

167.3

131.67M



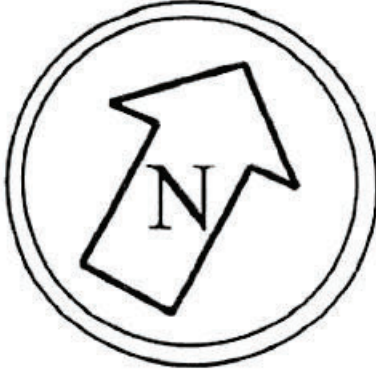
HWY #27



COMMITTEE OF ADJUSTMENT

File No: **A327/99**

Applicant: **1264564 ONTARIO LTD.
FRANCA GIULIANI**



**9770 HIGHWAY # 27
Subject Area**

