



File: A122/20

Applicant: Fiocchi Holding Inc.

Address: 111 Jevlan Drive, Woodbridge

Agent: Nicole Rogano
Soscia Professional Engineering Inc.

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"/>	
Development Engineering	<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	<input checked="" type="checkbox"/>	
TRCA		
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: March 18, 2021 (see next page for details)

Background History: None.

Staff Report Prepared By: Lenore Providence
Hearing Date: Thursday, April 8, 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: 20

A122/20

Ward: 3

Staff Report Prepared By: Lenore Providence, Assistant Secretary Treasurer

Date & Time of Live Stream Hearing: Thursday, April 8, 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: Fiocchi Holding Inc.

Agent: Nicole Rogano - Soscia Professional Engineering Inc.

Property: 111 Jevlan Drive, Woodbridge

Zoning: The subject lands are zoned and subject to the provisions of Exception under By-law 1-88 as amended

OP Designation: Vaughan Official Plan 2010 ('VOP 2010'): "General Employment"

Related Files: None.

Purpose: Relief from By-law 1-88, as amended, is being requested to permit the installation of a proposed sludge pad which will be used as a waste management room to support the operations of the existing cheese manufacturing plant.

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

By-law Requirement	Proposal
1. Minimum rear yard of 12.0m is required.	1. To permit a minimum rear yard setback of 11.42m to the proposed Sludge Pad Structure.
2. Minimum of 35 parking spaces is required.	2. To permit a minimum of 27 parking spaces

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

Adjournment History:

Hearing Date:	Members Absent from Hearing:	Status of Adjournment: (i.e. date/sine die)	Reason for Adjournment:
March 18/21		Adjourned	To accommodate posting of public notice sign.

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 24, 2021

Applicant confirmed posting of signage on March 16, 2021

Property Information	
Existing Structures	Year Constructed
Building	1999

Applicant has advised that they cannot comply with By-law for the following reason(s): We cannot comply with a 15.0m setback because of the size we require.

Adjournment Request: N/A

Building Standards (Zoning Review):

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

Building Permit No. 14-001541 for Above Ground Silo - New, Issue Date: Aug 19, 2015

Building Permit No. 14-001541 for Above Ground Silo - Alteration, Issue Date: Jan 11, 2019

Building Permit No. 17-001874 for Warehouse Use Unit - Interior Unit Alteration, Issue Date: Oct 06, 2017

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

IBI rate is not applicable for parking calculations. The parking spaces should be calculated for an employment use.

Building Inspections (Septic):

No comments or concerns

Development Planning:

Vaughan Official Plan 2010 ('VOP 2010'): "General Employment"

The Owner is requesting permission to reduce the required number of parking spaces onsite from 35 to 27 in order to facilitate a silo pad for the construction of 3 silos in the rear of the subject lands with the above noted variances. As identified on the site plan, the existing employment building consists of a 1,312.52m² warehouse with 212.87m² retail and 186.19 m² office accessory uses, with a total gross floor area of 1,711.57 m².

The Owner originally proposed parallel parking on both sides of the building requiring a side yard setback variance however, at the request of the Transportation Division of the Development Engineering Department, the Owner removed the parallel parking to accommodate two-way traffic and better on-site circulation, thereby eliminating the variance. Transportation also reviewed the reduction in parking with the draft approved 'Review of Parking Standards contained within the City of Vaughan's Comprehensive Zoning By-law' prepared by the IBI Group and concurs with the reduced number of spaces. The reduction in rear yard setback of 0.58m is minimal and does not impact the functionality of the site. As a result of Transportation's support for the reduction in parking spaces and the rear yard reduction not affecting the vehicular accessibility of the site, Development Planning staff have no objections to the proposed variances.

The Development Planning Department is of the opinion that the proposal is minor in nature, maintains the general intent and purpose of the Official Plan and Zoning By-law, and is desirable for the appropriate development of the land.

The Development Planning Department recommends approval of the application.

If the Committee finds merit in the application, the following condition of approval is recommended:

Development Engineering:

Although the by-law requirements for this site is 35 parking spaces, provided 27 spaces fulfill the IBI Draft Parking Standard requirements. Based on that, the Development Engineering (DE) Department does not object to variance application A122/20.

Parks Development - Forestry:

No comments or concerns

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:

Please note that the applicant will have to address the following as part of the permit process: Does the silo pad affect the fire route?

Schedule A – Plans & Sketches**Schedule B – Public Correspondence**

Application Justification Letter

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

Schedule D - Previous Approvals (Notice of Decision)

None.

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: N/A

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](https://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.

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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

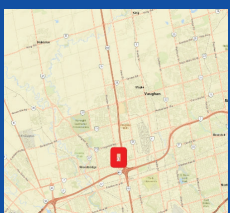
Please note that the correspondence listed in Schedule A is not comprehensive. Plans & sketches received after the preparation of this staff report will be provided as an addendum.

Location Map

Plans & Sketches



Map Information:



Title:

111 Jevlan Drive, Woodbridge

NOTIFICATION MAP - A122/20

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: 1:5,646

0 0.09 km



Created By:

Infrastructure Delivery
Department
February 22, 2021 6:50 PM

Projection:
NAD 83
UTM Zone
17N

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 Planning Justification Letter

A122/20



10376 Yonge Street • Suite 307 • Richmond Hill • Ontario • L4C 3B8 • T: 905•237•5410, F: 905•237•5413, E: ssoscia@sosciaeng.ca

March 3 2021
Project # 20-104

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

**RE: 111 Jevlan Drive, Woodbridge Ontario L4L 8C2
Minor Variance COA Application Number: A122/20**

Attention: Committee of Adjustments

The existing industrial building (1711.57m²) is a cheese manufacturing plant. We are proposing 2 variances:

1. # of parking- proposed 27 spots when 35 spots is required
2. Rear yard setback: proposed 11.24m and where 15m is required.

There are 4 existing silos on at the rear of the building- 2 are milk silos and 1 is sweet whey. The larger silo on the south of the proposed sludge pad w/ enclosed structure is used for waste whey silo. All of which are used for cheese production.

The proposed sludge pad/enclosed structure will be about 20'-0" in height and will be used as a waste management room as required. This is used to clean the wastewater prior to entering the municipals sewers.

If you have any further questions please do not hesitate to contact me.

Warmest Regards,

Nicole Rogano (Authorized Agent- for Fiocchi Holdings Inc.)
Soscia Professional Engineers Inc.
n.rogano.projects@gmail.com
905-745-1705

Cc: ssosciaeng.ca, nrimoli@sosciaeng.ca, info@qualitycheese.com,
Christine.Vigneault@vaughan.ca, Faegheh.Gholami@vaughan.ca, Lenore.Providence@vaughan.ca

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



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: A122-20 - *use this one* REQUEST FOR COMMENTS - 111 Jevlan Dr Woodbridge - (Full Circulation)

Attachments: image002.emz; A122-20 -CIRCULATION.pdf

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

Sent: February-23-21 10:36 AM

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

Subject: [External] FW: A122-20 - *use this one* REQUEST FOR COMMENTS - 111 Jevlan Dr Woodbridge - (Full Circulation)

Hello Lenore,

This site is not within MTO permit control 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: A122-20 - *use this one* REQUEST FOR COMMENTS - 111 Jevlan Dr Woodbridge - (Full Circulation)

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

Sent: February-25-21 8:54 AM

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

Cc: Attwala, Pravina <Pravina.Attwala@vaughan.ca>; MacPherson, Adriana <Adriana.MacPherson@vaughan.ca>

Subject: [External] RE: A122-20 - *use this one* REQUEST FOR COMMENTS - 111 Jevlan Dr Woodbridge - (Full Circulation)

Good morning Lenore

The Regional Municipality of York has completed its review of the above minor variance and has no comment.

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