

**To:** Christine Vigneault, Committee of Adjustment Secretary Treasurer

**From:** Bill Kiru, Acting Director of Development Planning

**Date:** April 29, 2021

**Name of Owner:** Handojo Linda Adhikusuma

**Location:** 8234 Yonge Street

**File No.(s):** A042/21

---

**Proposed Variance(s):**

1. The uses proposed within the unit are: Pet Grooming Establishment, Kennel – (including daily animal sitting and overnight boarding of animals), and Veterinary Clinic
2. An outdoor fenced area accessory to the unit containing the uses is proposed.
3. The proposed strip of land provided as landscaping abutting the boundary of land zoned Residential (rear lot line) is 1.5 metres wide.

**By-Law Requirement(s):**

1. The proposed uses are not permitted within a C1, Restricted Commercial Zone.
2. All uses shall be conducted wholly within a wholly enclosed building.
3. Where a Commercial Zone abuts the boundary of lands zoned Residential, a strip of land not less than 2.4 metres in width and inside the Commercial Zone and its boundary shall be used for no purpose other than landscaping.

**Official Plan:**

City of Vaughan Official Plan 2010 ('VOP 2010'), Volume 2, Section 11.15 - Yonge Steeles Corridor Secondary Plan: "Mid-Rise Mixed-Use"

**Comments:**

The Owner is requesting permission to maintain an existing pet grooming establishment and accessory outdoor fenced area with the above-noted variances. The use has operated on the subject lands since 2004.

In 2002, the Owner submitted a Zoning By-law Amendment Application (File Z.02.033) to rezone the subject lands to permit pet adoption, veterinary clinic services, retail sales of pet-related products, grooming, pet daycare (kennel) services, and an outdoor fenced yard. On February 9, 2004, Council enacted Zoning By-law 036-2004 permitting a pet grooming establishment with veterinary and adoption services, and an accessory outdoor fenced area for a maximum three (3) year temporary period, after which the use would terminate and cease on or before February 9, 2007. Subsequently, the Owner submitted a Minor Variance Application to permit the continuation of the use as the temporary permission had lapsed. Minor Variance Application A001/16 was approved by the Committee of Adjustment on January 14, 2016, permitting the continuation of the use for a period of five (5) years beginning from the date of the decision, being February 3, 2016. As this five (5) year period has now lapsed, the Owner has applied for another Minor Variance Application to permit the continuation of the use.

Under Zoning By-law 1-88, a pet grooming establishment is not permitted within the "C1 Restricted Commercial Zone", however, the use is permitted within other commercial zones categorized by Zoning By-law 1-88. Likewise, a veterinary clinic and associated boarding of animals is a permitted use within all commercial zones. Both uses must be conducted within a wholly enclosed building.

The existing use is located within a multi-unit commercial building and is compatible and appropriate on the subject lands and within the context of the surrounding land uses (commercial & institutional). Although the use on the subject lands is not fully conducted within a wholly enclosed building, the existing outdoor fenced area is appropriately located at the rear of the building with limited visibility from Yonge Street, is fully enclosed, and does not directly abut residential properties.

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.

**Recommendation:**

The Development Planning Department recommends approval of the application.

**Conditions of Approval:**

If the Committee finds merit in the application, the following conditions of approval are recommended:

None

**Comments Prepared by:**

Michael Torres, Planner I

Margaret Holyday, Senior Planner