



File: A187/21

Applicant: Suncor Energy Inc.

Address: 8480 Hwy 27, Vaughan

Agent: Adam Grossi

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"/>	<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		
Financial Planning & Development	<input checked="" type="checkbox"/>	
Fire Department		
TRCA		
Ministry of Transportation		
Region of York		
Alectra (Formerly PowerStream)		
Public Correspondence (see Schedule B)		

Adjournment History: None

Background History: A152/18

Staff Report Prepared By: Adriana MacPherson
Hearing Date: Thursday, September 30, 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: 22

A187/21

Ward: 2

Staff Report Prepared By: Adriana MacPherson, Assistant Secretary Treasurer

Date & Time of Live Stream Hearing: Thursday, September 30, 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](https://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: Suncor Energy Inc.

Agent: Adam Grossi

Property: 8480 Hwy 27, Vaughan

Zoning: The subject lands are zoned C7, Service Commercial Zone, and subject to the provisions of Exception 9(1173) under By-law 1-88 as amended.

OP Designation: Vaughan Official Plan 2010 ('VOP 2010'): "Employment Commercial Mixed-Use", with a maximum permitted building height of 10-storeys and a Floor Space Index ('FSI') of 3 times the area of the lot.

Related Files: B015/21, A186/21 and A187/21

Purpose: Relief from By-law 1-88. as amended, is being requested to permit reduced lot area and lot frontage on the severed land to facilitate Consent Application B015/21. Relief is also being sought to permit a proposed one (1) storey, multi-tenant, mixed commercial use building on the severed land as part of Site Plan Application DA.18.045.

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 8,000 m2 is required (Schedule A).	1. To permit a minimum Lot area of 3385 m2.
2. A minimum Lot frontage of 65 metres is required (Schedule A).	2. To permit a minimum lot frontage of 22.6 metres.
3. A minimum Interior side yard of 6.0 metres is required (Schedule A).	3. To permit a minimum Interior side yard of 1.5 metres.
4. A minimum Rear yard of 22 metres is required (Schedule A).	4. To permit a minimum Rear yard of 19.35 metres.
5. A minimum of 83 parking spaces are required (Section 3.8 a)).	5. To permit a minimum of 62 parking spaces.
6. A minimum of 10% Landscaped area is required (Section 3.13).	6. To permit a minimum Landscaped area of 6%.

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

Application No.:	Description:	Status of Approval: Approved/Refused/Withdrawn/ OMB/Concurrent
A152/18	To permit reduced lot area on the severed land	Approved

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 September 15, 2021

Applicant confirmed posting of signage on September 15, 2021

Property Information	
Existing Structures	Year Constructed
Commercial Building	TBC (land currently vacant)

Applicant has advised that they cannot comply with By-law for the following reason(s):
In order to construct a building with a viable size for leasing purposes, without impacting the existing gas station relief is required from certain development standards.

Adjournment Request: None

Building Standards (Zoning Review):

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

Building Permit No. 06-006713 for Service Station - New, Issue Date: Nov 15, 2006
Building Permit No. 18-001696 for Multi-Use (Comm. Speculative) - New, Issue Date: (Not Yet Issued)

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

Building Inspections (Septic):

No comments or concerns

Development Planning:

Vaughan Official Plan 2010 ('VOP 2010'): "Employment Commercial Mixed-Use", with a maximum permitted building height of 10-storeys and a Floor Space Index ('FSI') of 3 times the area of the lot.

The Owner is proposing to sever the subject lands to create a new commercial lot to facilitate the development of a one-storey commercial building. Blanket reciprocal easements are also proposed over the severed and retained lands to permit shared access and servicing from Highway 27 and to recognize that the site will function as one property. On June 11, 2018, the Owner submitted Site Development Application File DA.18.045 to permit the above-noted development, to which the Development Planning Department is the delegated approval authority.

Since that time, the Development Planning Department has reviewed the application and has provided the Owner with a finalized Site Plan memorandum Agreement, to be executed following Committee of Adjustment approval of the related Consent and Minor Variance applications. The Development Planning Department has no objection to the requested severance and related minor variances. The Department previously supported Consent Application B016/18, and Minor Variance Applications A152/18 and A154/18 on the subject lands, which the Committee of Adjustment subsequently approved, to facilitate the same development as proposed through DA.18.045.

The requested severance and related variances remain consistent to what was previously approved by the Committee. The Owner was not able to fulfill the conditions on the previous Consent application within the prescribed one-year timeframe which has since lapsed. Accordingly, the Development Planning Department is of the opinion that the proposed variances are minor in nature, maintain the general intent and purpose of the Official Plan and Zoning By-law, and are desirable for the appropriate development of the subject lands. The Development Planning Department has no objection to the requested severance and is of the opinion that the proposal maintains the intent of the severance policies of VOP 2010, and the consent criteria stipulated in Section 51(24) of the Planning Act, R.S.O. 1990, c P.13.

The Development Planning Department recommends approval of the application.

Development Engineering:

The Development Engineering (DE) Department does not object to variance application A187/21.

Comments:The variance application A186/21 and A187/21 shall be approved final and binding in conjunction with consent application B015/21.

Transportation

The proposed parking supply of 62 spaces is found adequate based on the supporting analysis provided in the consultant’s report. We therefore agree with the conclusions reached in the study report and have no objections with the subject variance application.

Parks Development - Forestry:

Forestry has no comment at this time.

By-Law and Compliance, Licensing and Permit Services:

No comments received to date

Development Finance:

No comment no concerns

Fire Department:

No comments received to date

Schedule A – Plans & Sketches

Schedule B – Public Correspondence

None

Schedule C - Agency Comments

Alectra (Formerly PowerStream) – Under Review

Region of York – Under Review

Schedule D - Previous Approvals (Notice of Decision)

Minor Variance A152/18

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	Committee of Adjustment Christine Vigneault 905-832-8585 x 8332 christine.vigneault@vaughan.ca	1. That a Surveyors Certificate confirming lot area, frontage and lot depth is submitted. 2. That Consent Application B015/21 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. 3. That the applicant obtain a municipal address from the GIS Mapping Section of the Development Planning Department and that confirmation of address creation be provided to the Secretary Treasurer. Approval of Consent Application B015/21 and registration of Certificate.
2	Building Standards Catherine Saluri 905-832-8585 x catherine.saluri@vaughan.ca	That consent application B015/21 is approved.

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.

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 Ontario Land Tribunal (OLT) 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
Adriana MacPherson
T 905 832 8585 Extension 8360
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

City of Vaughan

1. A Lot Area of 3,385 m², whereas a minimum Lot Area of 8,000 m² is required.

4. A Rear Yard of 19.35 m, whereas a minimum Rear Yard of 22 m is required.

5. A total of 62 parking spaces, whereas a minimum of 83 parking spaces is required.

- NOT TO SCALE*
August 11, 2021



Total Parking Spaces: 62

Rear Yard: 19.35 m

Lot Area: 3,385 m²

Interior Side Yard: 1.5 m

Lot Frontage: 22.6 m

Landscaped Area: 6%

EASEMENTS IN FAVOUR OF
SEVERED PARCEL

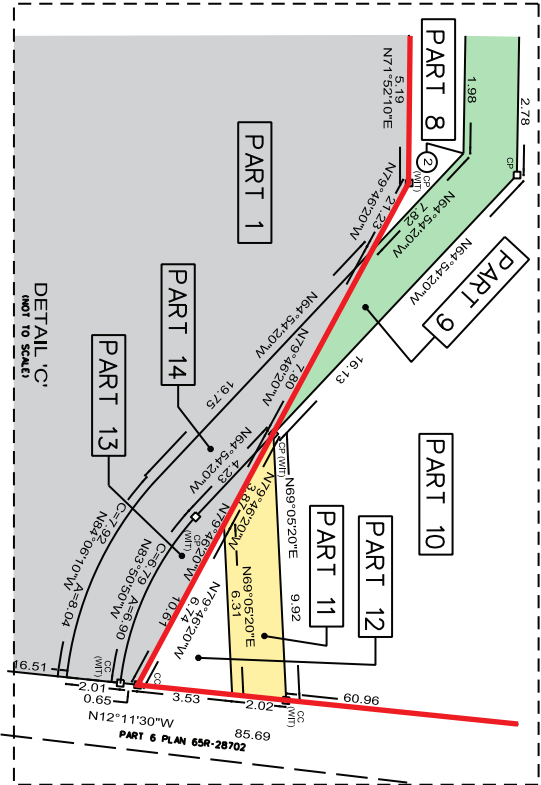
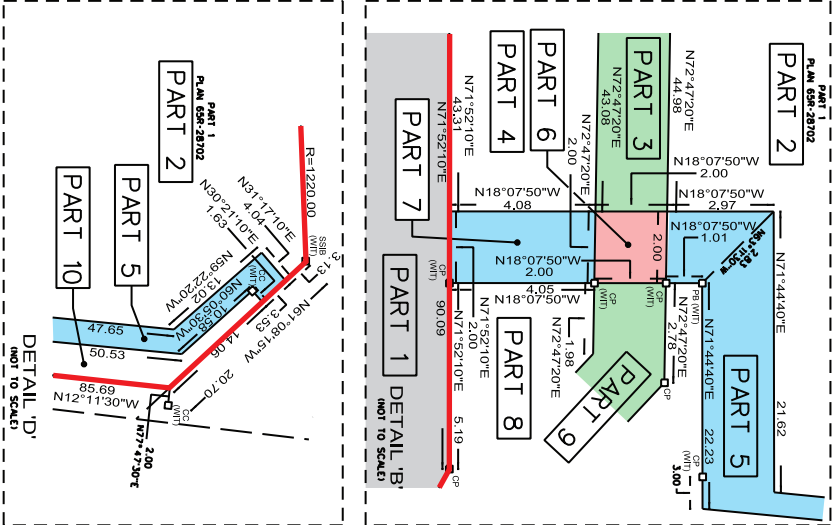
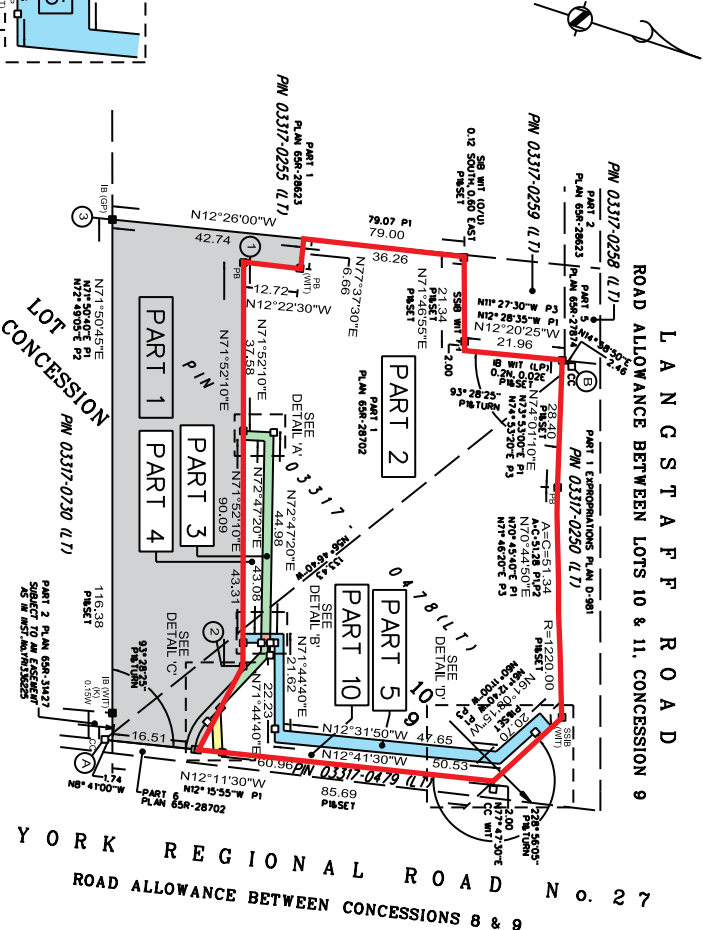
8480 Highway 27

City of Vaughan

LEGEND

- Severed Parcel (Dominant Land) -
Parts 1, 13 & 14
- Retained Parcel (Servient Land) -
Parts 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 & 12
- Access Easement in favour of
Dominant Land - *Parts 2, 4, 8, 10 & 12*
- Storm Service Easement in
favour of Dominant Land - *Parts 3, & 9*
- Watermain Easement in
favour of Dominant Land - *Parts 5 & 7*
- Storm Service and Watermain Easement
in favour of Dominant Land - *Part 6*
- Sanitary Service Easement in
favour of Dominant Land - *Part 11*

NOT TO SCALE
August 10, 2021



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) – Under Review
Region of York – Under Review

Schedule D: Previous Approvals (Notice of Decision)

Minor Variance Application A152/18

NOTICE OF DECISION
Minor Variance Application A152/18
 Section 45 of the Planning Act, R.S.O, 1990, c.P.13

Date of Hearing: Thursday , September 13, 2018
Applicant: Suncor Energy Inc.
Agent 1877300 Ontario Inc.
Property: **8480 Hwy 27, Woodbridge**
Zoning: The subject lands are zoned C7, Service Commercial Zone, and subject to the provisions of Exception 9(1173) under By-law 1-88 as amended.
OP Designation: VOP 2010: "Employment-Commercial Mixed-Use" with a maximum permitted height of 10 stories and density of 3 FSI
Related Files: Consent Application B016/18, Minor Variance Application A154/18 and Site Plan Application DA18.045
Purpose: Relief from the by-law is being requested to permit reduced lot area and lot frontage on the **severed land** to facilitate Consent Application B016/18. Relief is also being sought to permit a proposed one (1) storey, multi-tenant, mixed commercial use building on the **severed land** as part of Site Plan Application DA.18.045.

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 8000 m2 is required.	1. To permit a minimum Lot Area of 3385.0 m2.
2. A minimum Lot Frontage of 65.0 metres is required.	2. To permit a minimum Lot Frontage of 22.61 metres.
3. A minimum Interior Side Yard setback of 6.0 metres is required.	3. To permit a minimum Interior Side Yard setback of 1.50 metres to a building.
4. A minimum Rear Yard setback of 22.0 metres is required.	4. To permit a minimum Rear Yard setback of 19.35 metres to a building.
5. A minimum of 83 parking spaces is required.	5. To permit a minimum of 62 parking spaces.
6. A minimum Landscaped Area of 10% is required	6. To permit a maximum of 6% Landscaped Area.

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. A152/18 on behalf of Suncor Energy Inc. 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 christine.vigneault@vaughan.ca	1. That a Surveyors Certificate confirming lot area and frontage is submitted. 2. That Consent Application B016/18 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	Building Standards Catherine Saluri 905-832-8585 x 8310 catherine.saluri@vaughan.ca	That Consent File B016/18 is approved.
3.	Development Planning Christopher Cosentino 905-832-8585 x 8215 Christopher.cosentino@vaughan.ca	That the owner addresses all remaining comments of Site Development Application DA.18.045 to the satisfaction of the Development Planning Department.
4	Development Engineering Brad Steeves 905-832-8585 x 8977 brad.steeves@vaughan.ca	The Owner/applicant shall obtain approval for the related Site Development Application (DA.18.045) from the Development Engineering (DE) Department.

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:



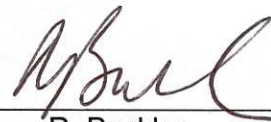
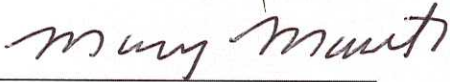
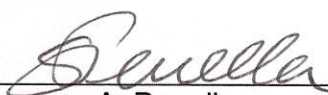
Relief granted from the City’s Zoning By-law is determined to be the building envelope considered and approved by the Committee of Adjustment.

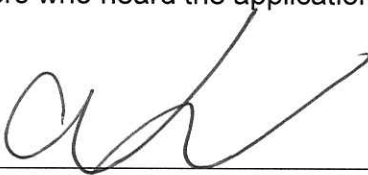
Development outside of the approved building envelope (subject to this application) must comply with the provisions of the City’s Zoning By-law or additional variances may be required.

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

Public Written Submissions	Public Oral Submissions
* Public Correspondence received and considered by the Committee in making this decision	*Please refer to the approved Minutes of the Thursday , September 13, 2018 meeting for submission details.
None	Name: Address:

SIGNED BY ALL MEMBERS PRESENT WHO CONCUR IN THIS DECISION:

		
H. Zheng Member	J. Cesario Chair	R. Buckler Vice Chair
		
M. Mauti Member		A. Perrella Member

DATE OF HEARING:	Thursday, September 13, 2018
DATE OF NOTICE:	September 21, 2018
LAST DAY FOR *APPEAL: *Please note that appeals must be received by this office no later than 4:30 p.m. on the last day of appeal.	October 03, 2018 4:30 p.m.
CERTIFICATION: 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 of the making of the decision 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.

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 or by visiting our office.

City of Vaughan LPAT Processing Fee: \$793.00 per application

*Please note that all fees are subject to change.

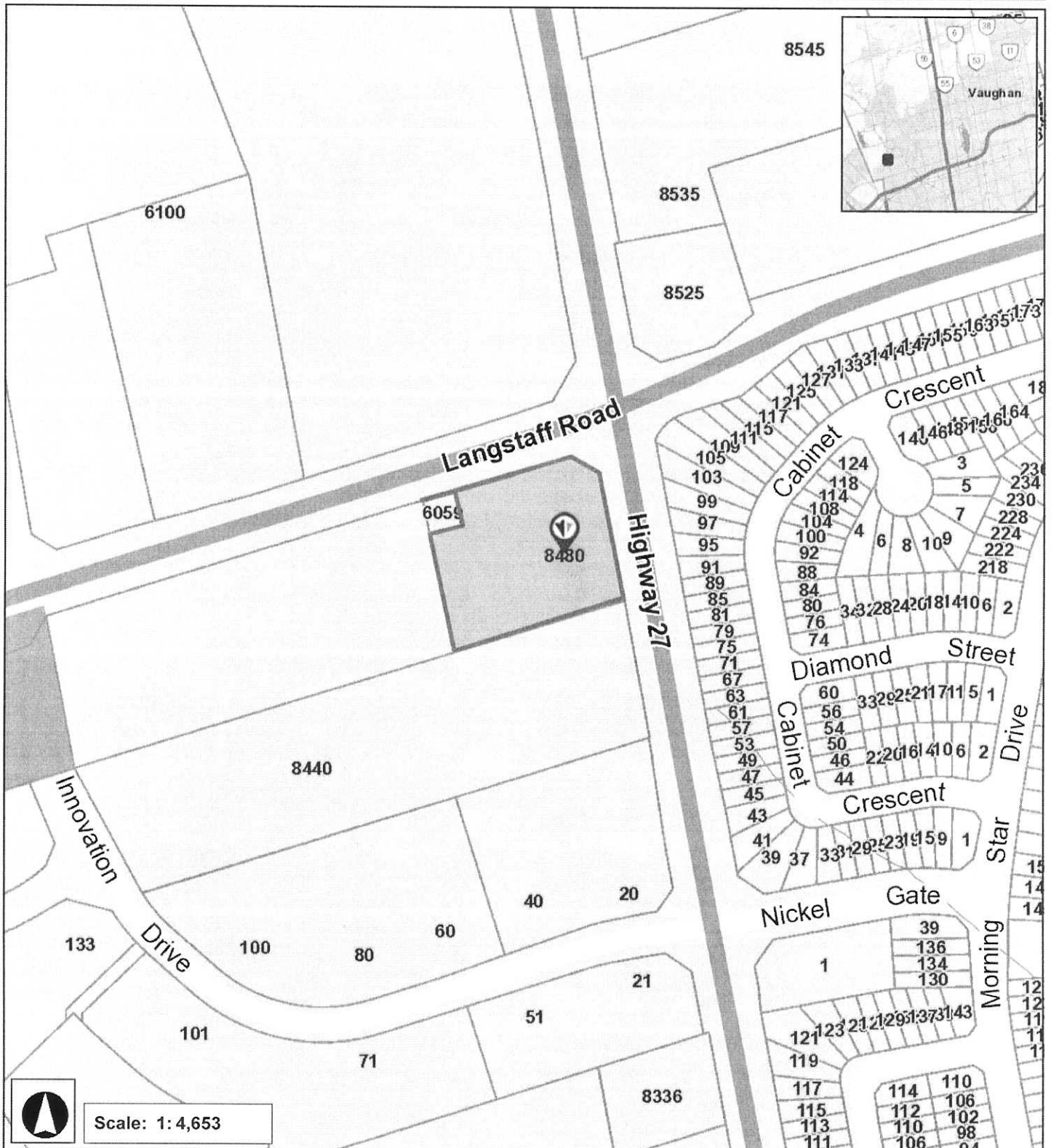
Conditions

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



LOCATION MAP B016/18, A152/18, A154/18

8480 Highway 27, Woodbridge



A152/18

PLAN OF SURVEY OF
PART OF LOT 10
CONCESSION 9
GEOGRAPHIC TOWNSHIP OF VAUGHAN
CITY OF VAUGHAN
REGIONAL MUNICIPALITY OF YORK

SCALE 1 : 750



AKSAN PILLER CORPORATION LTD.

I REQUIRE THIS PLAN TO BE
DEPOSITED UNDER THE LAND
TITLES ACT.

DATE: _____

DRAFT

ANNA AKSAN
Ontario Land Surveyor

PLAN 65R-

RECEIVED AND DEPOSITED:

DATE: _____

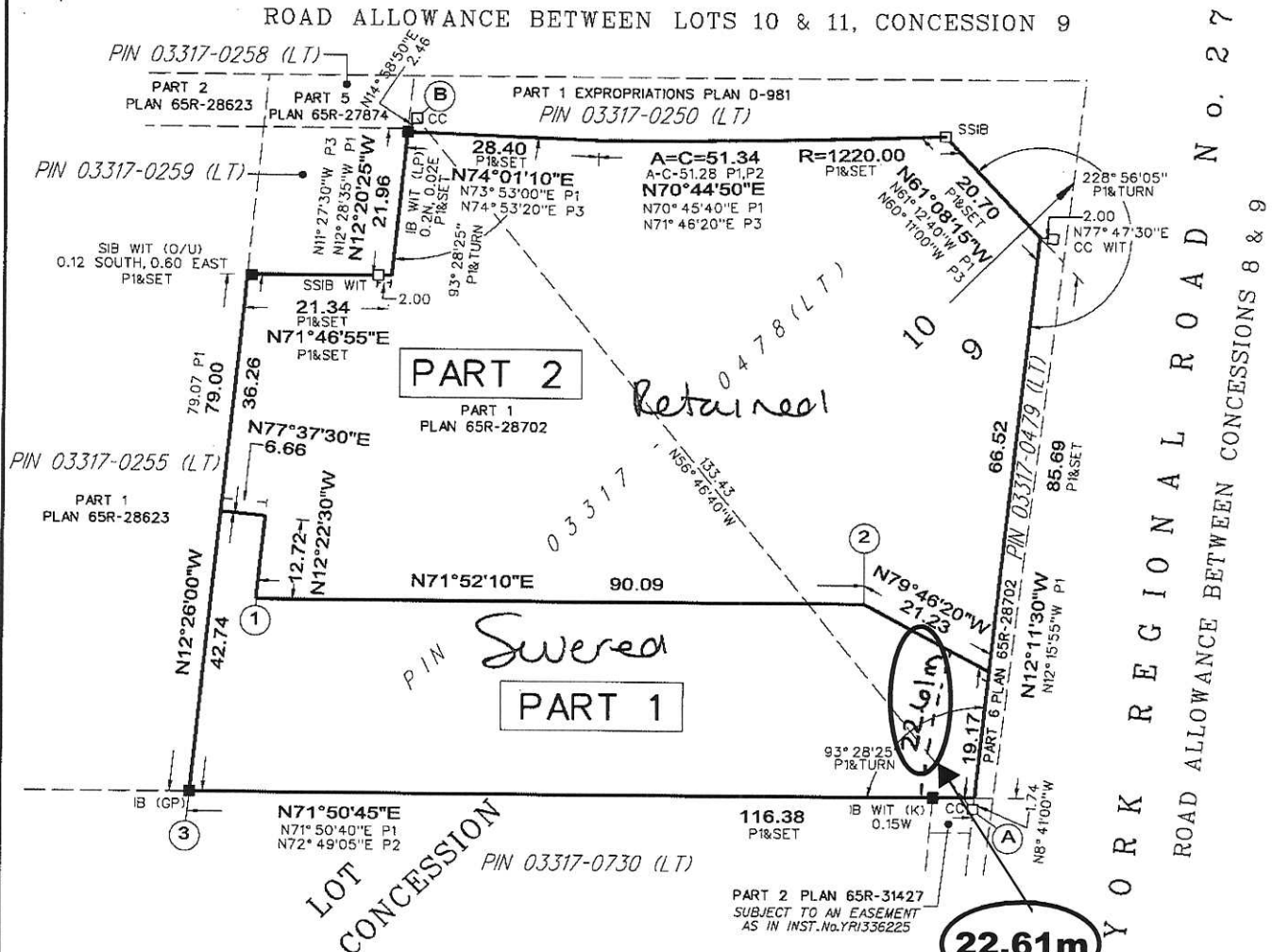
REPRESENTATIVE LAND REGISTRAR FOR
THE LAND TITLES DIVISION OF
YORK REGION No. 65

SCHEDULE

PART	LOT	CONCESSION	PIN	AREA (m ² .)
1	PART OF 10	9	ALL OF 03317-0478 (LT)	3385
2				7686

LANGSTAFF ROAD

ROAD ALLOWANCE BETWEEN LOTS 10 & 11, CONCESSION 9



BEARING NOTE:

BEARINGS ARE UTM GRID, DERIVED FROM GNSS OBSERVATIONS, USING A REAL TIME KINEMATIC SERVICE, ON MONUMENTS A & B, SHOWN HEREON, HAVING A BEARING OF N56°46'40"W, AND ARE REFERRED TO THE CENTRAL MERIDIAN OF UTM ZONE 17 (81°00' WEST LONGITUDE) NAD83 (CSRS) (2010).

NOTES:

DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.9996.

LEGEND:

■	DENOTES	SURVEY MONUMENT FOUND
□	DENOTES	SURVEY MONUMENT PLANTED
IB	DENOTES	IRON BAR
SIB	DENOTES	STANDARD IRON BAR
SSIB	DENOTES	SHORT STANDARD IRON BAR
CC	DENOTES	CUT CROSS
CP	DENOTES	CONCRETE PIN
WIT	DENOTES	WITNESS MONUMENT
O/U	DENOTES	ORIGIN UNKNOWN
P1	DENOTES	PLAN 65R-28702
P2	DENOTES	PLAN 65R-31427
P3	DENOTES	EXPROPRIATIONS PLAN D-981
N	DENOTES	NORTH
S	DENOTES	SOUTH
E	DENOTES	EAST
W	DENOTES	WEST
GP	DENOTES	G. PAPA, OLS
K	DENOTES	KRCMAR, OLS
LP	DENOTES	LLOYD & PURCELL, OLS

POINT	NORTHING	EASTING
A	4849496.29	610540.97
B	4849569.39	610429.34
1	4849492.49	610430.15
2	4849520.52	610515.77
3	4849461.75	610430.12

COORDINATES ARE TO URBAN ACCURACY AS IN SEC. 14(2). OF O.REG. 216/10, AND CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

DRAFT

AUGUST 3, 2018

DATE



AKSAN PILLER CORPORATION LTD

ONTARIO LAND SURVEYORS
943 MT PLEASANT ROAD, TORONTO, ONTARIO, M4P 2L7
(T) 416-488-1174 (F) 416-488-7843 (E) op@opsurveys.ca www.opsurveys.ca

CALC.: MU DRAWN: AA CHECKED: AA
REFERENCE No.: 18-20-13158-00

METRIC: DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

