



**File:** B015/21

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

Adjournment History: None

---

Background History: B016/18, A152/18 and A154/18

---

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).*



## Consent Application

Agenda Item: 2

B015/21

Ward: 2

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](mailto:cofa@vaughan.ca)

To make an electronic deputation at the meeting please contact the Committee of Adjustment at [cofa@vaughan.ca](mailto: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:** Consent is being requested to sever a parcel of land, with frontage onto Highway 27, for commercial purposes, approximately 3385.00 square metres, described as Parts 1, 13 & 14 on Plan 65R-38285 together with reciprocal access and servicing easements over both the severed and retained land (easements further described below). The retained land will have frontage onto Highway 27 and is approximately 7686.00 square metres, described as Parts 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 & 12 on Plan 65R-38285.

Dominant Land: Severed Parcel (Reserving)

The easement for servicing (storm, watermain and sanitary) over the retained parcel (servient land), in favour of the severed land (dominant land) is described as Parts 3, 5, 6, 7, 9 and 11 on Plan 65R-38285.

The easement for access (vehicular and pedestrian) over the retained parcel (servient land), in favour of the severed land (dominant land) is described as Parts 2, 4, 8, 10 and 12 on Plan 65R-38285.

Dominant Land: Retained Parcel (Together With)

The easement for servicing (storm service) over the severed parcel (servient land), in favour of the retained land (dominant land) is described as Parts 14 on Plan 65R-38285.

The easement for access (vehicular and pedestrian) over the severed parcel (servient land), in favour of the retained land (dominant land) is described as Parts 1 and 13 on Plan 65R-38285.

**Background (Previous Applications approved by the Committee on the subject land:**

<b>Application No.:</b>	<b>Description:</b>	<b>Status of Approval: Approved/Refused/Withdrawn/ OMB/Concurrent</b>
B016/18	Land Severance for Commercial purposes	APPROVED
A152/18	To permit reduce lot size	APPROVED
A154/18	To permit reduce lot size	APPROVED

For information on the previous approvals listed above please visit [www.vaughan.ca](http://www.vaughan.ca). To search for a file number, enter it using quotes around it. For example, "B001/17".

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

Existing Building or Structures on the subject land:

Subject Lands: Currently vacant, Commercial building proposed

Retained Lands: Existing Gas Station, Car Wash, Commercial Building

Recommended conditions of approval:

1. That the applicant's solicitor provides the secretary-treasurer with a copy of the prepared draft transfer document to confirm the legal description and PIN of the subject lands. Subject land applies **only** to the severed parcel, leased land, easement etc. as conditionally approved by the Committee of Adjustment.
2. That the applicant provides two (2) full size copies of the deposited plan of reference of the entire land which conforms substantially with the application as submitted.
3. 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.
4. That Minor Variance Application(s) A186/21 and A187/21 is approved at the same time as the Consent application and becomes final and binding.
5. That the severed parcel be merged on title with the abutting land to the north/south/east/west, municipally known as 8480 Highway 27 and that the applicant's solicitor provides an undertaking in writing that this condition will be fulfilled (please obtain standard undertaking form from Committee of Adjustment staff). Please note that Subsection 50 (3) or (5) of the Planning Act, R.S.O, 1990, as amended, applies to any subsequent conveyance of or transaction involving the parcel of land that is subject of this consent.
6. Payment of the Certificate Fee as provided on the City of Vaughan's Committee of Adjustment Fee Schedule.
7. That the applicant obtain a municipal address from the GIS Mapping Section of the Development Planning

**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)

A Surveyors Certificate of Lot Areas & Frontages is required in order to confirm compliance with the By-law requirements.

Easements and/or Rights-of-ways over the adjacent lands are required to provide access to the severed lands.

The creation of new lots over existing developments may create situations of non-conformity. Existing site conditions on a newly created lot must conform to all applicable provisions of the By-law (i.e. parking,

setbacks, landscaping etc.). A full review of each proposed parcel is required in order to confirm compliance with the Zoning By-law. A Minor Variance Application may be required to address any such deficiencies. Site Plan Approval may be required to facilitate any proposed changes to the site.

Minor variance applications A186/21 and A187/21 shall be considered with this application.

**Development Planning:**

City of 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 applications, subject to the following conditions:

If the Committee finds merit in the applications, the following Conditions of Approval are recommended:

Conditions for B015/21:

1. That Minor Variance Applications A186/21 and A187/21 be approved, and the decisions be Final and Binding.

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

**Development Engineering:**

The Development Engineering (DE) Department does not object to consent application B015/21 subject to the following condition(s):

The Owner/applicant shall provide proof of an agreement or easement documents between the property owners of the severed and retained lands including sufficient language to clearly describe the nature of the shared servicing & access easements in favor of the retained lands, all to the satisfaction of Development Engineering.

Additional comment:

Consent application B015/21 shall be read in conjunction with variance applications A186/21 & A187/21.

**Real Estate**

Condition(s):

The applicant shall provide the City with an appraisal report and valuation of the subject land (land only) to be prepared by an accredited appraiser. Payment of a Parkland levy to the City in lieu of the deeding of land for park purposes shall be made if a new lot is being created. Said levy is to be 2% of the appraised market value of the subject land as of the date of the Committee of Adjustment giving notice to the Applicant of the herein decision. Said levy shall be approved by the Senior Manager of Real Estate. Payment shall be made by certified cheque only.

**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:**

Comments:

1. 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.
2. 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.
3. 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.
4. 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.

Conditions:

- A. The owner shall pay of a Tree Fee, approved by Council as of the date of granting the consent. Payment is to be made by certified cheque, to the satisfaction of the City of Vaughan Financial Planning and Development Finance Department (contact Nelson Pereira to have this condition cleared).
- B. The owner shall pay all property taxes as levied. Payment is to be made by certified cheque, to the satisfaction of the City of Vaughan Financial Planning and Development Finance Department (contact Nelson Pereira to have this condition cleared).

**Fire Department:**

No comments received to date.

**Schedule A – Plans & Sketches**

**Schedule B – Public Correspondence**

Cover Letter

**Schedule C - Agency Comments**

Alectra (Formerly PowerStream) – Under review

Region of York – Under review

**Schedule D - Previous Approvals (Notice of Decision)**

B016/18

A152/18

A154/18

**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 standard to which provincial interests, provincial and local policies and goals are implemented. Accordingly, review of the application considers the following:

- ✓ Conform to Section 51(24) as required by Section 53(12) of the Planning Act.
- ✓ Conform to the City of Vaughan Official Plan.
- ✓ Conform to the Provincial Policy Statements as required by Section 3(1) of the Planning Act.

Should the Committee find it appropriate to approve this application, the following conditions have been recommended:

	Department/Agency	Condition
1	Committee of Adjustment Christine Vigneault  905-832-8585 x 8332 <a href="mailto:christine.vigneault@vaugan.ca">christine.vigneault@vaugan.ca</a>	<ol style="list-style-type: none"> <li>1. That a Surveyors Certificate confirming lot area, frontage and lot depth is submitted.</li> <li>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.</li> <li>3. That the applicant obtain a municipal address from the GIS Mapping Section of the Development Planning Department</li> </ol>

	Department/Agency	Condition
		and that confirmation of address creation be provided to the Secretary Treasurer. Full Size Deposited R-Plan, Legal Description of severed land and easements, certificate fee, approval of related MV
2	Building Standards Catherine Saluri  905-832-8585 x <a href="mailto:catherine.saluri@vaughan.ca">catherine.saluri@vaughan.ca</a>	That minor variance files A186/21 and A187/21 are approved and become final and binding.
3	Development Planning Michael Torres  905-832-8585 x 8933 <a href="mailto:Michael.Torres@vaughan.ca">Michael.Torres@vaughan.ca</a>	That Minor Variance Applications A186/21 and A187/21 be approved, and the decisions be Final and Binding.
4	Real Estate Franca Mazzanti  905-832-8585 x 8474 <a href="mailto:franca.mazzanti@vaughan.ca">franca.mazzanti@vaughan.ca</a>	The applicant shall provide the City with an appraisal report and valuation of the subject land (land only) to be prepared by an accredited appraiser. Payment of a Parkland levy to the City in lieu of the deeding of land for park purposes shall be made if a new lot is being created. Said levy is to be 2% of the appraised market value of the subject land as of the date of the Committee of Adjustment giving notice to the Applicant of the herein decision. Said levy shall be approved by the Senior Manager of Real Estate. Payment shall be made by certified cheque only.
5	Development Engineering Farzana Khan  905-832-8585 x 3608 <a href="mailto:Farzana.Khan@Vaughan.ca">Farzana.Khan@Vaughan.ca</a>	The Owner/applicant shall provide proof of an agreement or easement documents between the property owners of the severed and retained lands including sufficient language to clearly describe the nature of the shared servicing & access easements in favor of the retained lands, all to the satisfaction of Development Engineering.
6	Development Finance Nelson Pereira  905-832-8585 x 8393 <a href="mailto:nelson.pereira@vaughan.ca">nelson.pereira@vaughan.ca</a>	A. The owner shall pay of a Tree Fee, approved by Council as of the date of granting the consent. Payment is to be made by certified cheque, to the satisfaction of the City of Vaughan Financial Planning and Development Finance Department (contact Nelson Pereira to have this condition cleared).  B. The owner shall pay all property taxes as levied. Payment is to be made by certified cheque, to the satisfaction of the City of Vaughan Financial Planning and Development Finance Department (contact Nelson Pereira to have this condition cleared).

### Warning:

**Conditions must be fulfilled within one year from the date of the giving of the Notice of Decision, failing which this application shall thereupon be deemed to be refused. No extension to the last day for fulfilling conditions is permissible.**

### 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](mailto:cofa@vaughan.ca)

**ELECTRONIC PARTICIPATION:** During the COVID-19 emergency, residents can view a live stream of the meeting [Vaughan.ca/LiveCouncil](http://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](http://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.

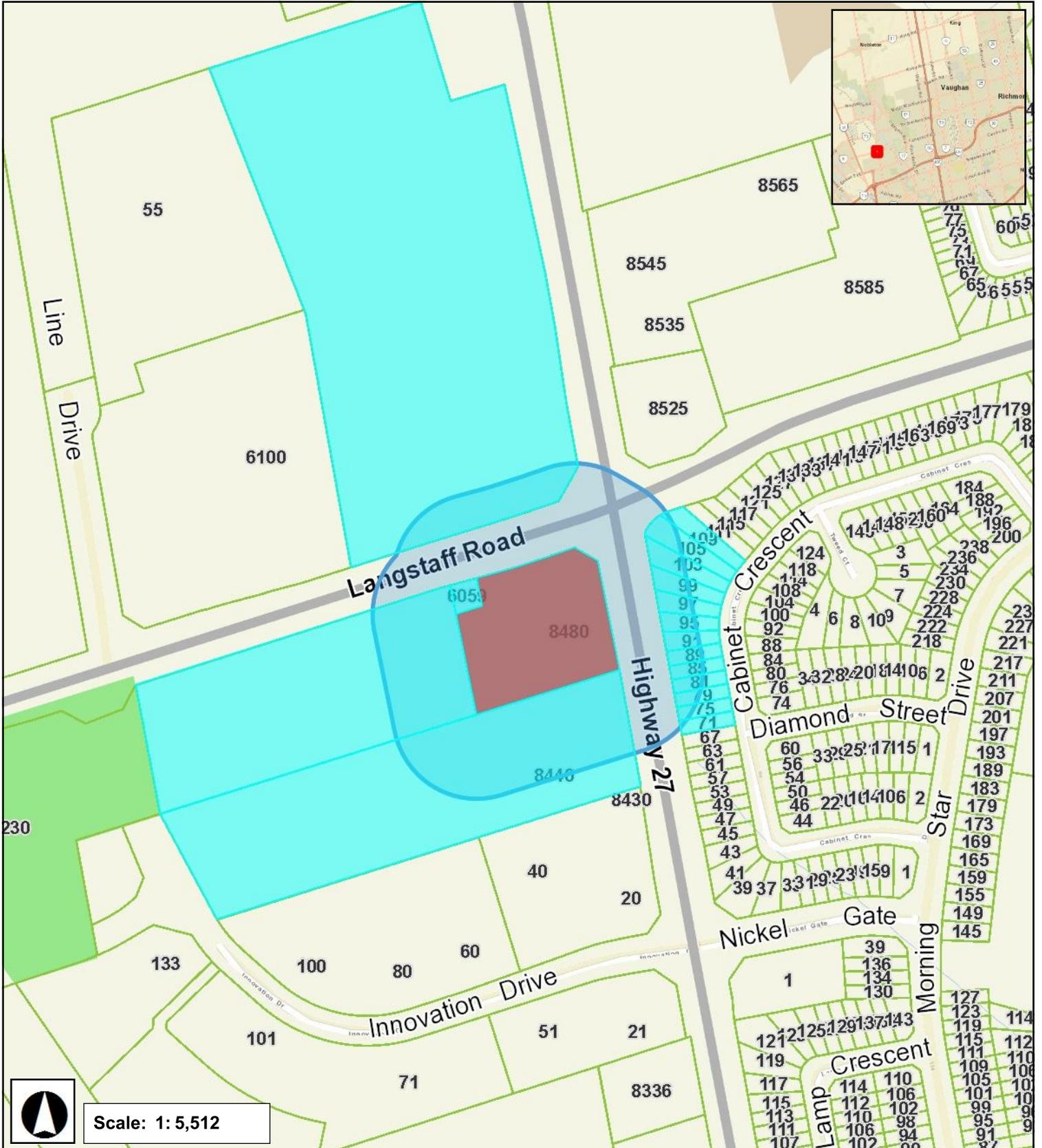
**For more information please contact the City of Vaughan, Committee of Adjustment**  
**Adriana MacPherson**  
T 905 832 8585 Extension 8360  
E [CofA@vaughan.ca](mailto:CofA@vaughan.ca)

## 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**

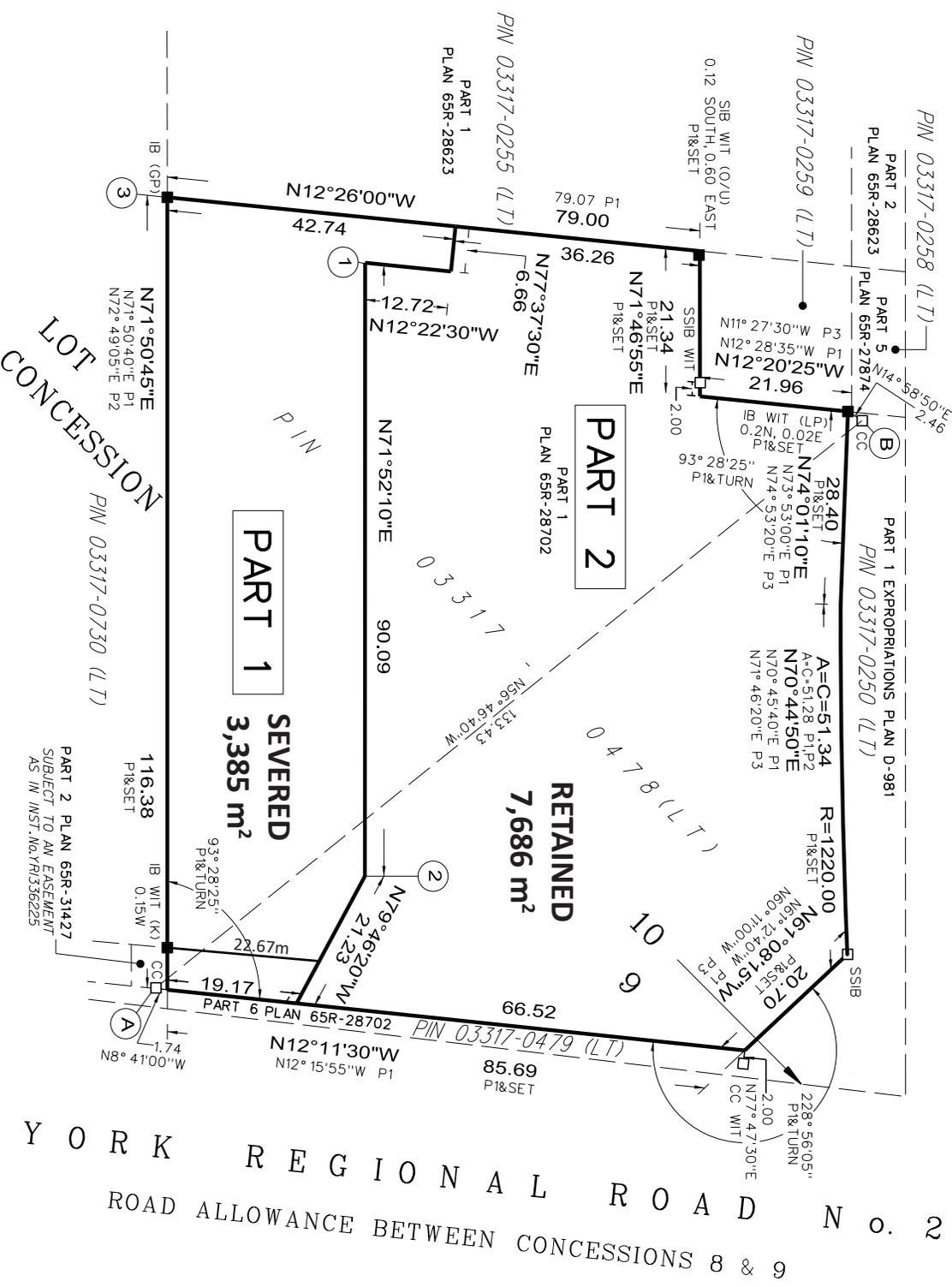
8480 Highway 27, Woodbridge





**SEVERANCE SKETCH**  
 8480 Highway 27  
 City of Vaughan

L A N G S T A F F R O A D  
 ROAD ALLOWANCE BETWEEN LOTS 10 & 11, CONCESSION 9



**DEVELOPMENT STATS**  
**SEVERED LANDS**  
 Lot Frontage: 66.52 m  
 Lot Area: 7,686 m<sup>2</sup>

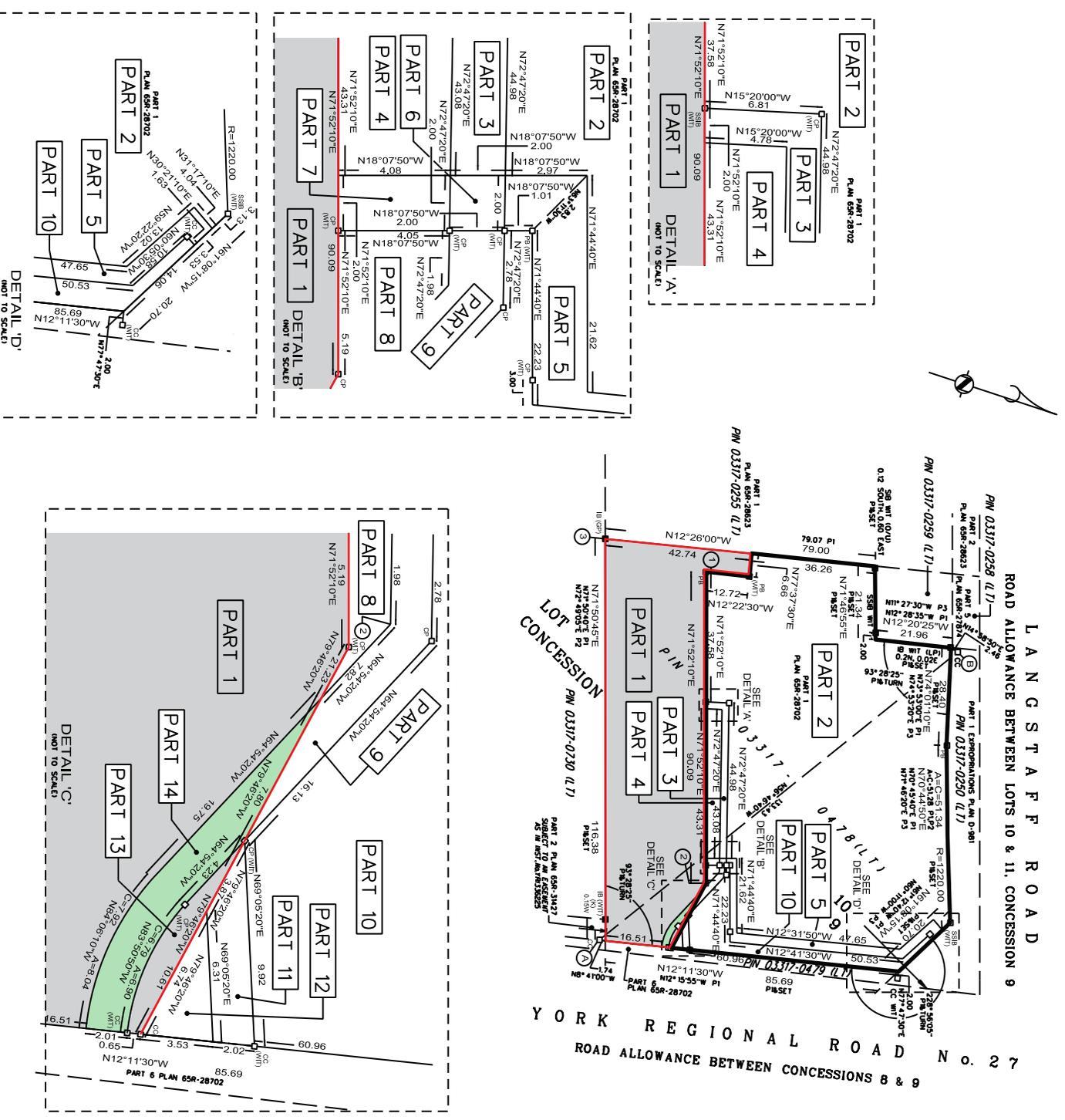
**RETAINED LANDS**  
 Lot Frontage: 22.67 m  
 Lot Area: 3,385 m<sup>2</sup>

**NOT TO SCALE**  
 August 10, 2021

# EASEMENTS IN FAVOUR OF RETAINED PARCEL 8480 Highway 27 City of Vaughan

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

NOT TO SCALE  
August 10, 2021



# EASEMENTS IN FAVOUR OF SEVERED PARCEL

8480 Highway 27

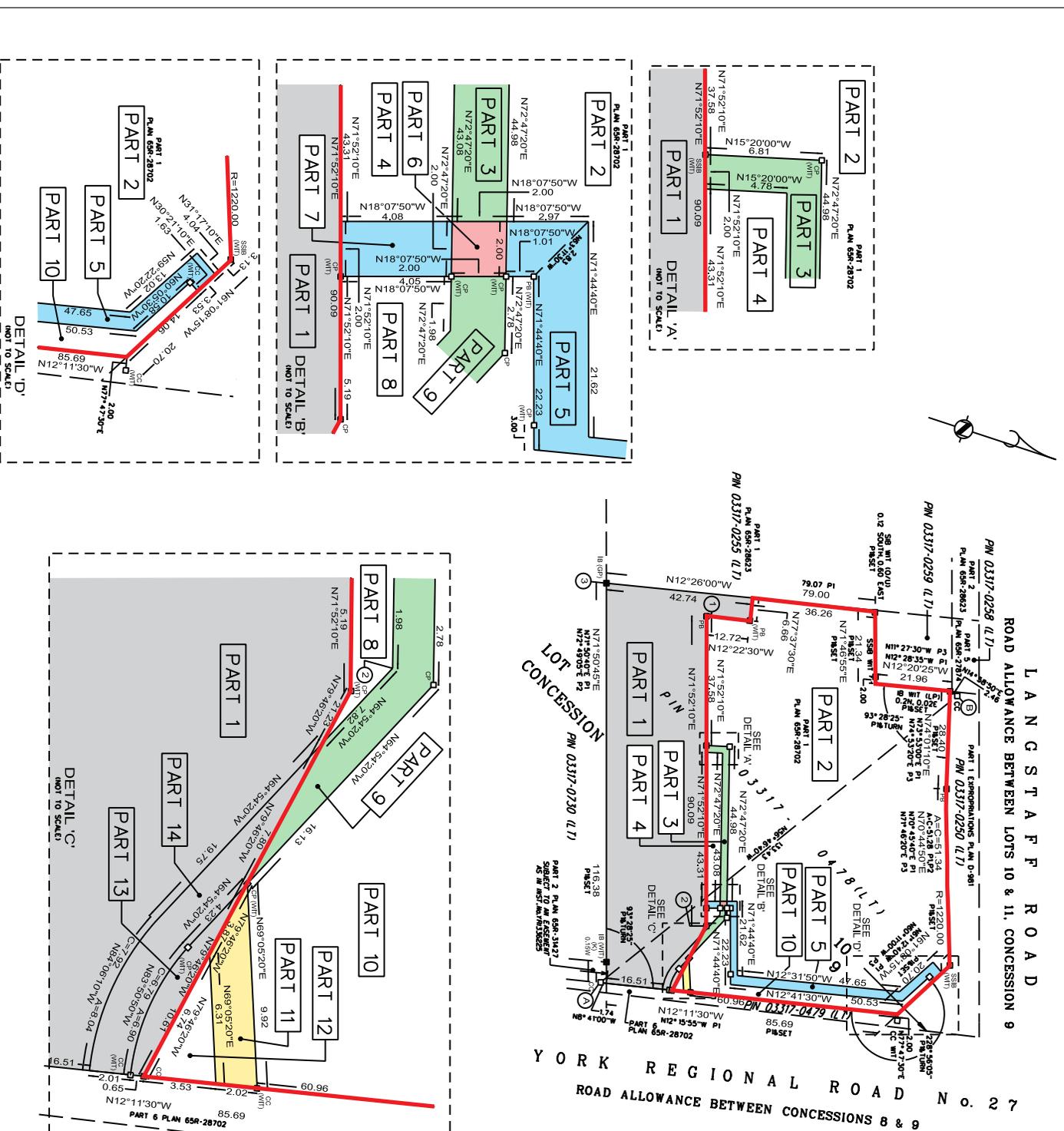
City of Vaughan

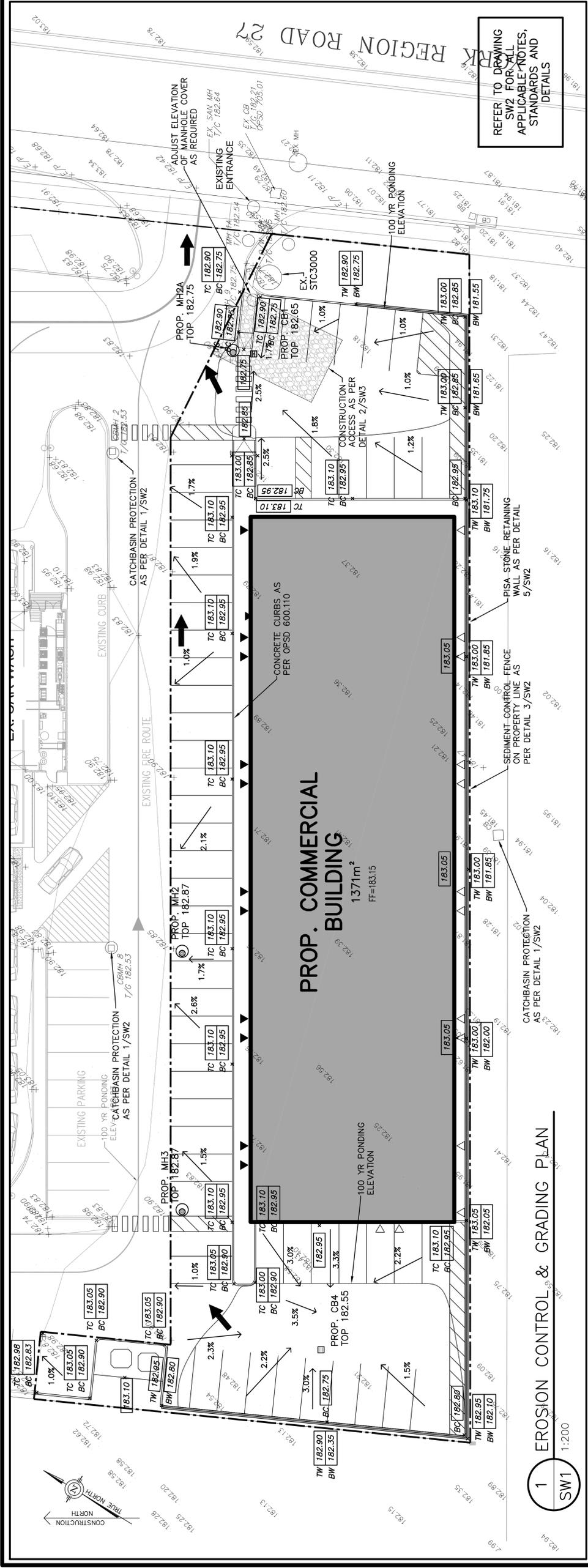
## LEGEND

-  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

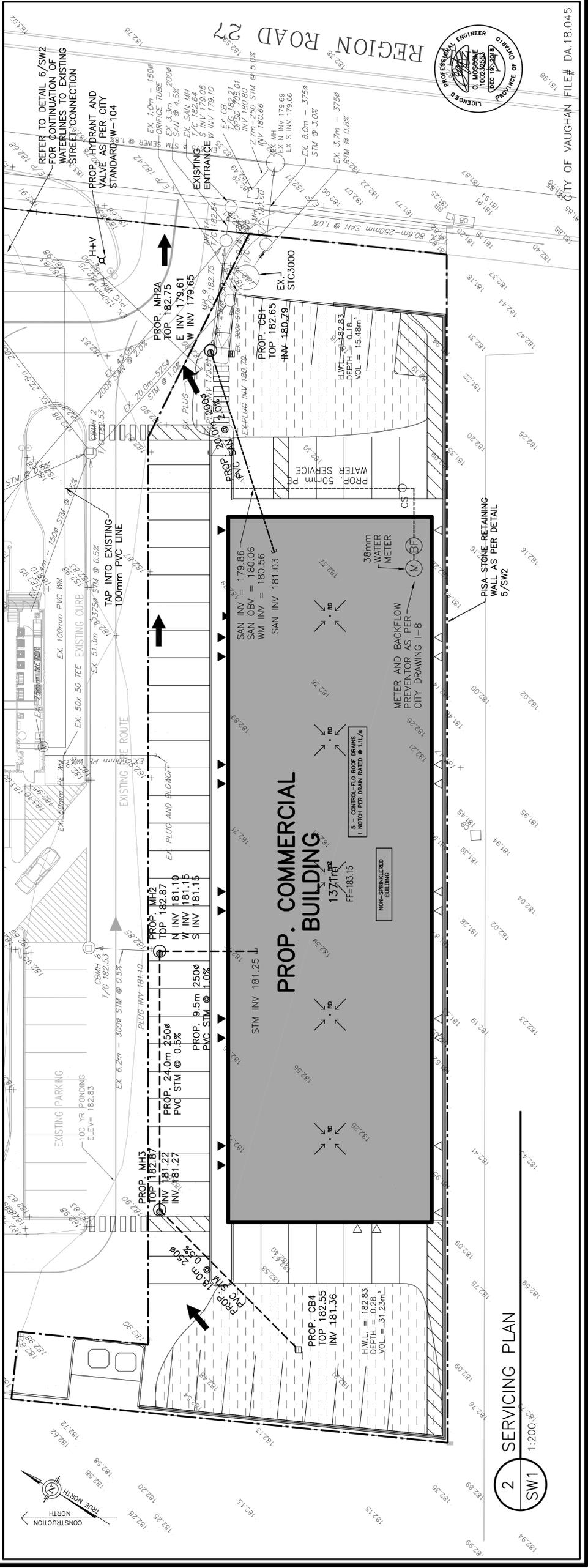
NOT TO SCALE

August 10, 2021





1 EROSION CONTROL & GRADING PLAN  
SW1 1:200



2 SERVICING PLAN  
SW1 1:200

**KEY PLAN**

**LEGEND**

- XXX.XX NEW SPOT ELEVATION
- (XXX.XX) EXISTING SPOT ELEVATION
- XXXXX SURFACE DRAINAGE
- X-XX CONC. CURB
- PROPERTY LINE
- STORM PIPE
- SANITARY PIPE
- WATER SERVICE PIPE
- HYDRANT & VALVE
- CATCH BASIN
- STORM MAINTENANCE HOLE
- CATCH BASIN / MAINTENANCE HOLE
- SANITARY MANHOLE
- WATER VALVE & CHAMBER
- WATER VALVE & BOX
- TOP OF CURB
- BOTTOM OF CURB
- LIGHT STANDARD
- BENCH MARK
- [XXX.XX] FUTURE GRADE
- RETAINING WALL
- STORM WATER STORAGE
- INSULATED STORM PIPE
- WATER METER
- SILLATION CONTROL FENCE
- OVERLAND FLOW ROUTE

No:	DATE:	REVISION:
5	DEC 19/18	RE-ISSUED FOR REVIEW
4	SEP 20/18	RE-ISSUED FOR REVIEW
3	SEP 17/18	RE-ISSUED FOR REVIEW
2	AUG 21/18	RE-ISSUED FOR REVIEW
1	JUN 07/18	ISSUED FOR REVIEW

**XTX ENGINEERING LTD**

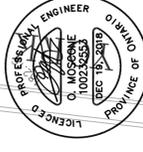
42 GODDARD PLACE, UNIT #1  
TORONTO, ON. M9W 6S2  
TEL: (416) 888-4144  
E-MAIL: ontd@xtxeng.ca

**PROJECT:**  
COMMERCIAL DEVELOPMENT  
FIRST AVENUE PROPERTIES  
HIGHWAY 27  
VAUGHAN, ONTARIO

**SHEET TITLE:**  
EROSION CONTROL  
GRADING & SERVICING  
PLAN

SCALE:	AS SHOWN	DWG #	
JOB #	18-012		
DRAWN BY:	O.M.		

SW1



REFER TO DRAWING SW2 FOR ALL APPLICABLE NOTES, STANDARDS AND DETAILS

REFER TO DETAIL 6/SW2 FOR CONTINUATION OF WATERLINES TO EXISTING STREET CONNECTION

REFER TO DETAIL 6/SW2 FOR CONTINUATION OF WATERLINES TO EXISTING STREET CONNECTION

CITY OF VAUGHAN FILE# DA.18.045



## **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.

### **Cover Letter**



**FIRST  
AVENUE**

5451 Highway 7, Suite 200  
Woodbridge, Ontario L4L 0B2  
905-856-3031  
info@firstavenue.ca

---

August 11, 2021

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

**ATTN: Ms. Christine Vigneault, Manager, Development Services & Secretary Treasurer to the Committee of Adjustment**

**RE: Application for Consent  
Part of Lot 10, Concession 9  
8480 Highway 27  
Suncor Energy Inc.**

---

Dear Ms. Vigneault,

Suncor Energy Inc., (the “owner”) is the owner of the parcel of land located at the southwest corner of the intersection of Highway 27 and Langstaff Road; being Part of Lot 10, Concession 9 and known municipally as 8480 Highway 27 (the “subject site”). The subject site is irregular in shape, has frontages of 79.74 m (261.61 ft) on Langstaff Road and 85.69 m (281.13 ft) on Highway 27, and a lot area of 1.10 ha (2.73 ac). The subject site currently supports a gas bar, convenience restaurant and car wash.

At its meeting held on September 13, 2018, the Committee of Adjustment approval Consent Application B016/18 and accompanying Minor Variance Applications A152/18 and A154/18, to facilitate the creation of one (1) new lot for commercial purposes. The proposed lot was to be located at the south end of the subject site with frontage on Highway 27. The accompanying Minor Variance applications were required to address deficiencies in the development standards resulting from the proposed lot creation and the proposed development of the severed lot. A summary of these applications is as follows:

- **B016/18**
  - Request to sever a parcel of land with frontage onto Highway 27, for commercial purposes, having a lot area of approximately 3385 m<sup>2</sup>, together with reciprocal access and servicing easements over the severed and retained lands. The retained lands have frontage on both Langstaff Road and Highway 27 and have a lot area of approximately 7686 m<sup>2</sup>.



- **A152/18**

- Variances requested to accommodate the severance of the property (B016/18) and permit the development of the severed land.
- Variances requested:

BY-LAW PROVISION	REQUIRED	PROPOSED
Minimum Lot Area	8,000 m <sup>2</sup>	3,385 m <sup>2</sup>
Minimum Lot Frontage	65 m	22.61 m
Minimum Interior Side Yard	6.0 m	1.50 m
Minimum Rear Yard	22 m	19.35 m
Minimum Number of Parking Spaces	83 Spaces	62 Spaces
Minimum Landscaped Area	10%	6%

- **A154/18**

- Variances requested to accommodate the severance of the property (B016/18).
- Variances requested:

BY-LAW PROVISION	REQUIRED	PROPOSED
Minimum Lot Area	8,000 m <sup>2</sup>	7,686 m <sup>2</sup>

Final and binding notice was provided for the above noted Minor Variance Applications, however the consent conditions were not fulfilled within the one (1) year timeframe and the consent lapsed. These conditions were not fulfilled due to a Risk Assessment being carried out on the property. The Risk Assessment was completed in August 2021.

A Site Development Application (DA.18.045) was also submitted to facilitate the development of the severed parcel. This application has been reviewed and we are in receipt of a Site Plan Agreement which is intended to be executed following the completion of the transfer of the severed parcel.

This letter and the enclosed materials have been submitted in support of a new application for consent, seeking to create one (1) new parcel for commercial purposes. The proposed parcel of land will have frontage of 22.67 m (74.37 ft) on Highway 27 and a lot area of 3,386 m<sup>2</sup> (0.83 ac). The proposed severance is consistent with the previously approved severance.

In support of this application, please find enclosed the following materials:

- One (1) fully executed Consent Application Form;
- One (1) copy of the Consent Sketch, dated August 10, 2021;
- One (1) copy of the Easement Sketch – Severed Parcel, dated August 10, 2021;
- One (1) copy of the Easement Sketch – Retained Parcel, dated August 10, 2021;
- One (1) copy of the Erosion Control, Grading and Servicing Plan (Drawing No. SW1, prepared by XTX Engineering Ltd., dated December 19, 2018);



# FIRST AVENUE

5451 Highway 7, Suite 200  
Woodbridge, Ontario L4L 0B2  
905-856-3031  
info@firstavenue.ca

- 
- One (1) copy of the Notes and Details Plan (Drawing No. SW2, prepared by XTX Engineering Ltd., dated January 22, 2019);
  - One (1) copy of Reference Plan 65R-38285 (Prepared by Askan Pillar Corporation Ltd., dated December 28, 2018);
  - One (1) copy of the Tree Declaration; and,
  - One (1) copy of Email Correspondence from Eugene Fera, dated August 11, 2021.

Please note that a Planning Justification Report **has not** been included with this submission, as per the email correspondence from Mr. Eugene Fera dated August 11, 2021.

I would be pleased to provide any additional information that may be required. Should this be the case, please feel free to contact me at adam@firstavenue.ca.

Regards,

Adam Grossi MAES, MCIP, RPP  
Director, Planning and Development

## **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)**

Consent Application B016/18

Minor Variance A152/18

Minor Variance A154/18

**NOTICE OF DECISION**  
**Consent Application B016/18**  
 Section 53 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, 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:** Minor Variance Application A152/18 & A154/18, DA.18.045  
**Purpose:** Consent is being requested to sever a parcel of land, with frontage onto Highway 27, for commercial purposes, approximately 3385.00 square metres together with reciprocal access (drive aisle, vehicular, pedestrian) and servicing easements over both the severed and retained land. The retained land will have frontage onto Highway 27 and is approximately 7686.00 square metres.  
 The severed land is currently vacant. A one (1) storey, multi-tenant, mixed commercial use building is being proposed on the severed land as part of Site Plan Application DA.18.045.  
 There is an existing one (1) storey car wash and commercial store on the retained parcel.

**Sketch:** A sketch illustrating the request has been attached to the decision.

**Having regard to the written and oral submissions related to this application as required by Section 53(18), the requirements of Section 51(24) as required by Section 53(12) and matters of Provincial interest (Provincial Policy Statement) as required by Section 3(1) of the Planning Act, R.S.O. 1990, c. P. 13, as amended, it is the decision of the Committee that provisional consent of the application:**

THAT Application No. B016/18 on behalf of Suncor Energy Inc. be **APPROVED**, in accordance with the sketches attached and subject to the following conditions:

	<b>Department/Agency</b>	<b>Condition</b>
1	Committee of Adjustment Christine Vigneault  905-832-8585 x 8332 <a href="mailto:christine.vigneault@vaughan.ca">christine.vigneault@vaughan.ca</a>	1. That the applicant's solicitor provides the secretary-treasurer with a copy of the prepared draft transfer document to confirm the legal description and PIN of the subject lands. Subject land applies <b>only</b> to the severed parcel, leased land, easement etc. as conditionally approved by the Committee of Adjustment.  2. That the applicant provides two (2) full size copies of the deposited plan of reference of the entire land which conforms substantially with the application as submitted.

		<ol style="list-style-type: none"> <li>3. That Minor Variance Application(s) A152/18 and A154/18 be approved at the same time as the Consent application and becomes final and binding.</li> <li>4. Payment of the Certificate Fee as provided on the City of Vaughan's Committee of Adjustment Fee Schedule.</li> <li>5. A Surveyors Certificate of Lot Areas &amp; Frontages is required in order to confirm compliance with the By-law requirements.</li> <li>6. That the applicant provide description, including location and nature, of the easements to be reserved over the severed and retained land to be confirmed by the Development Engineering Department.</li> </ol>
2	<p>Building Standards Catherine Saluri</p> <p>905-832-8585 x <a href="mailto:catherine.saluri@vaughan.ca">catherine.saluri@vaughan.ca</a></p>	<ol style="list-style-type: none"> <li>1. That minor variance A152/18 and A154/18 are approved and become final and binding.</li> </ol>
3	<p>Real Estate Franca Mazzanti</p> <p>905-832-8585 x 8474 <a href="mailto:franca.mazzanti@vaughan.ca">franca.mazzanti@vaughan.ca</a></p>	<ol style="list-style-type: none"> <li>1. The applicant shall provide the City with an appraisal report and valuation of the subject land (land only) to be prepared by an accredited appraiser. Payment of a Parkland levy to the City in lieu of the deeding of land for park purposes shall be made if a new lot is being created. Said levy is to be 2% of the appraised market value of the subject land as of the date of the Committee of Adjustment giving notice to the Applicant of the herein decision. Said levy shall be approved by the Senior Manager of Real Estate. Payment shall be made by certified cheque only.</li> </ol>
4	<p>Development Engineering Brad Steeves</p> <p>905-832-8585 x 8977 <a href="mailto:brad.steeves@vaughan.ca">brad.steeves@vaughan.ca</a></p>	<ol style="list-style-type: none"> <li>1) The Owner/applicant shall arrange to prepare and register a reference plan at their expense for the conveyance of the subject lands and showing all required subsurface easements for servicing (Sanitary, Water &amp; Storm) to the satisfaction of DE. The Owner/applicant shall submit a draft reference plan to the Development Engineering Department for review prior to deposit.</li> <li>2) The Owner/applicant shall provide proof of an agreement or easement documents between the property owners of the severed and retained lands including sufficient language to clearly describe the nature of the shared servicing &amp; access easements in favour of the retained lands, all to the satisfaction of DE.</li> <li>3) The Owner/applicant shall obtain approval for the related Site Development Application (DA.18.045) from the Development Engineering (DE) Department.</li> </ol>

5.	Development Planning Christopher Cosentino  905-832-8585 x 8215 <a href="mailto:Christopher.cosentino@vaughan.ca">Christopher.cosentino@vaughan.ca</a>	1. That the owner addresses all remaining comments of Site Development Application DA.18.045 to the satisfaction of the Development Planning Department.
6	Development Finance Nelson Pereira  905-832-8585 x 8393 <a href="mailto:nelson.pereira@vaughan.ca">nelson.pereira@vaughan.ca</a>	1. The owner shall pay of a Tree Fee, approved by Council as of the date of granting the consent. Payment is to be made by certified cheque, to the satisfaction of the City of Vaughan Financial Planning and Development Finance Department (contact Nelson Pereira to have this condition cleared).  2. The owner shall pay all property taxes as levied. Payment is to be made by certified cheque, to the satisfaction of the City of Vaughan Financial Planning and Development Finance Department (contact Nelson Pereira to have this condition cleared).

**WARNING:**

**Conditions must be fulfilled within one year from the date of the giving of the Notice of Decision, failing which this application shall be deemed to be refused. *Section 53(41), The Planning Act R.S.O., 1990***

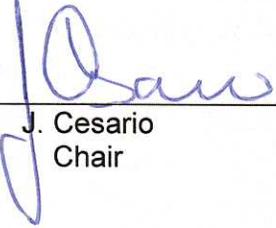
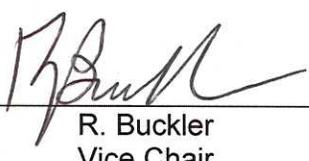
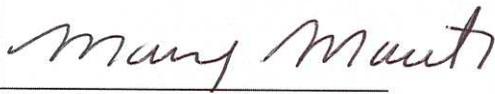
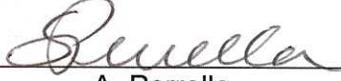
**For the following reasons:**

1. The proposal conforms to Section 51(24) as required by Section 53(12) of the Planning Act.
2. The proposal conforms to the City of Vaughan Official Plan.
3. The proposal conforms to the Provincial Policy Statements as required by Section 3(1) of the Planning Act.

**Written & oral submissions were received from the following:**

<b>Public Written Submissions</b> * Public Correspondence received and considered by the Committee in making this decision	<b>Public Oral Submissions</b> *Please refer to the approved Minutes of 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

<b>DATE OF HEARING:</b>	<b>Thursday, September 13, 2018</b>
<b>DATE OF NOTICE:</b>	<b>September 21, 2018</b>
<b>LAST DAY FOR *APPEAL:</b> *Please note that appeals must be received by this office no later than 4:30 p.m. on the last day of appeal.	<b>October 11, 2018</b> 4:30 p.m.
<b>LAST DAY FOR FULFILLING CONDITIONS:</b>	<b>September 21, 2019</b> 4:30 p.m.
<b>CERTIFICATION:</b> I hereby certify that this is a true copy of the decision of the City of Vaughan Hill 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 Committee of Adjustment	

**Appealing to The Local Planning Appeal Tribunal**  
 The *Planning Act*, R.S.O. 1990, as amended, Section 53

The applicant, the Minister or any other person or public body who has an interest in the matter may within **20 days after** the giving of notice 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 after the giving of notice 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](http://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.

## Important Information

**Conditions of Approval:** It is the applicant's responsibility to ensure that all conditions of approval have been fulfilled in accordance with the Committee's decision and the last day for fulfilling conditions (by 4:30 p.m.). Contact information has been provided for each respective department and agency to assist you with completing these conditions. Please note that some conditions may require two to three months to process.

**No extension to the last day for fulfilling conditions is permissible and no further notice will be provided regarding the lapsing of your consent application.**

**Notice of Changes to the Provisional Consent:** The Committee of Adjustment may change the conditions of a provisional consent at any time before the consent is given. You will be entitled to receive notice of any changes to the conditions of the provisional consent if you have made a written request to be notified of changes to the conditions of the provisional consent.

**Lapsing of the Consent:** If the conditions of approval are not satisfied within the prescribed time period (as provided in Section 53(41) of the Planning Act), the consent is deemed refused for failure to fulfill the conditions and has lapsed.

**Final Approval:** Final approval of the application will be issued in the form of a Certificate (pursuant to Section 53(42) of the Planning Act) once **all** conditions of the provisional consent have been satisfied.

## 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;

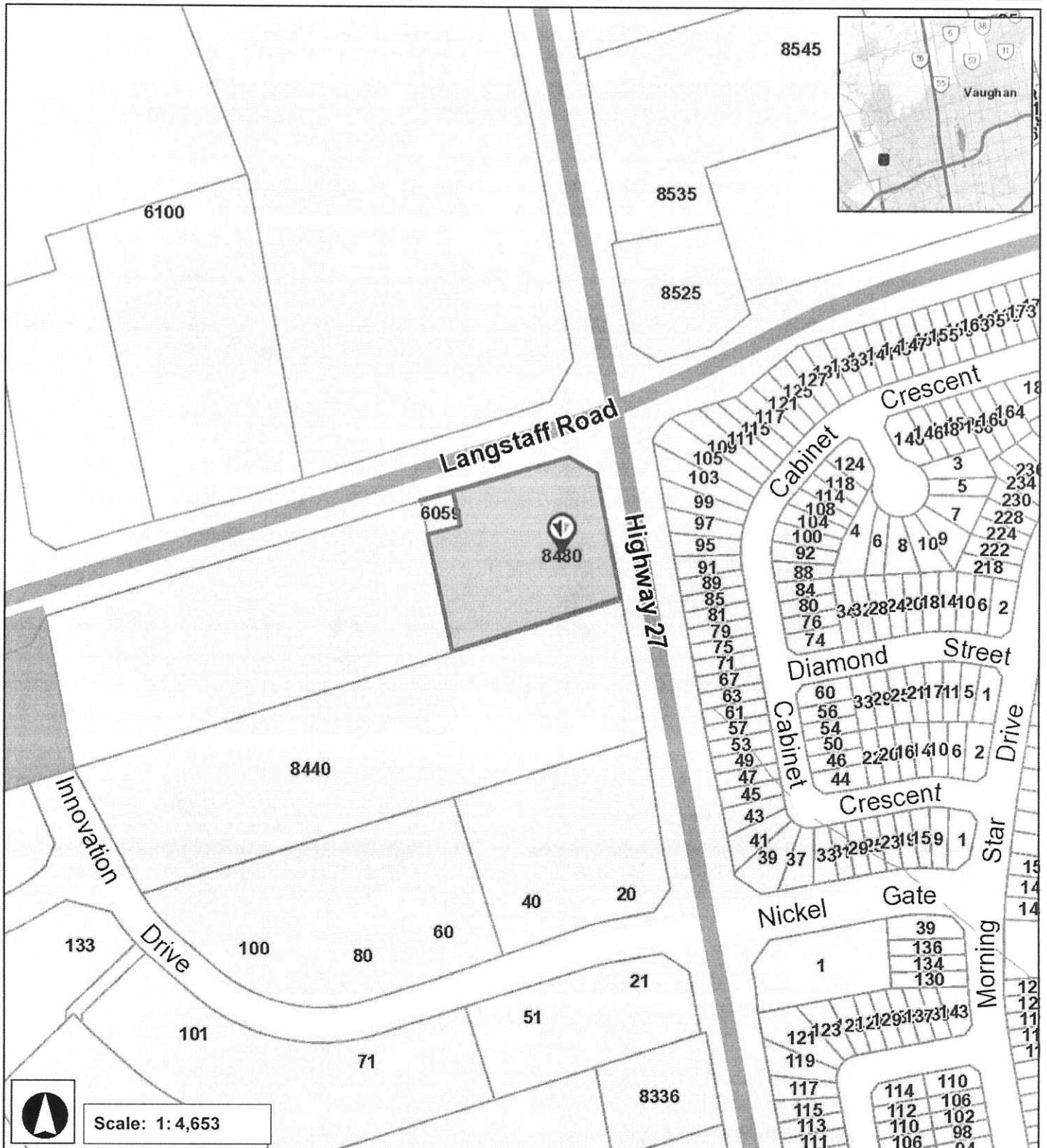
**For further information please contact the City of Vaughan, Committee of Adjustment**

T 905 832 8585 x8002  
E [CofA@vaughan.ca](mailto:CofA@vaughan.ca)



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

8480 Highway 27, Woodbridge



**B016/18**

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.

PLAN 65R-

RECEIVED AND DEPOSITED:

DATE: \_\_\_\_\_

DATE: \_\_\_\_\_

**DRAFT**

ANNA AKSAN  
Ontario Land Surveyor

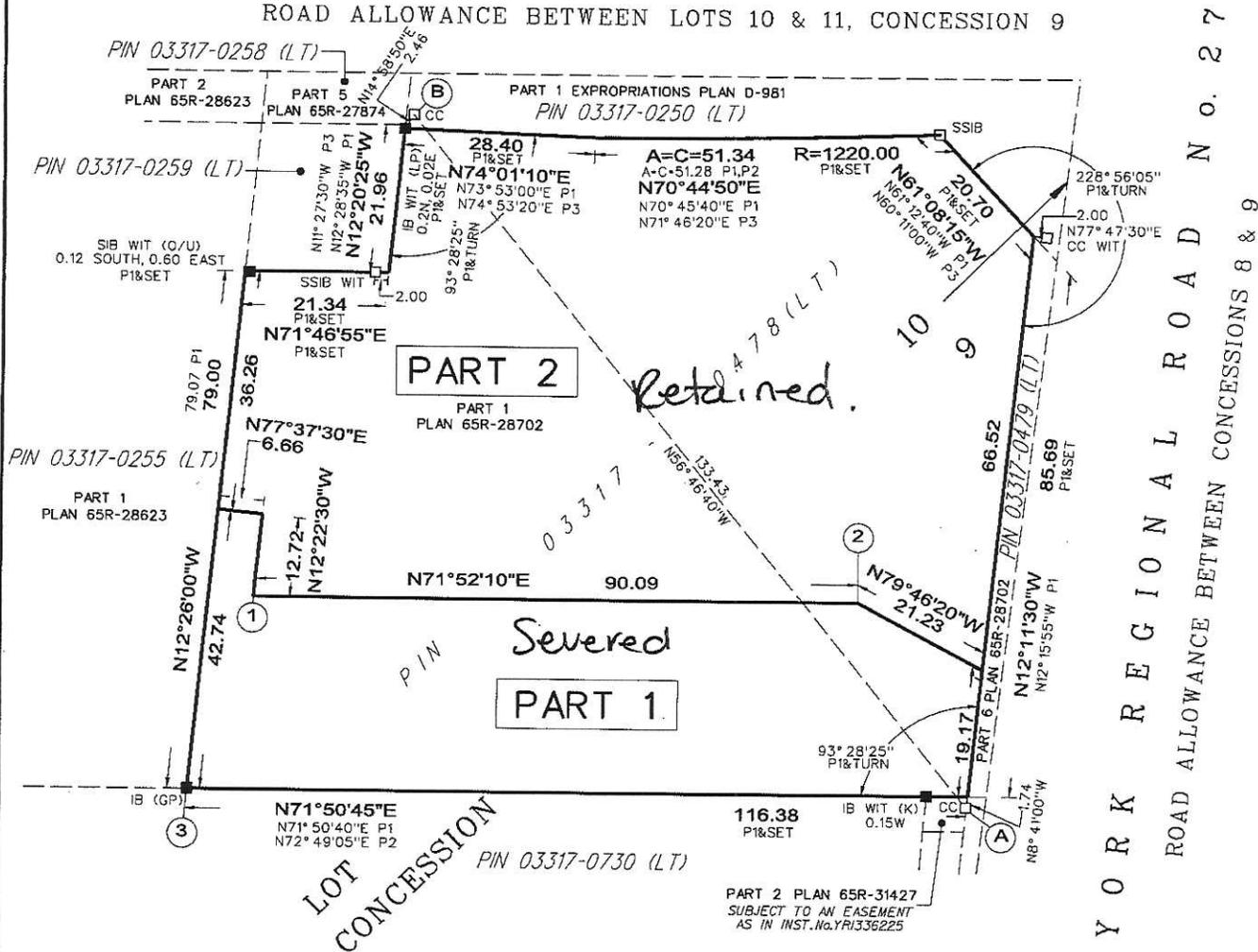
REPRESENTATIVE LAND REGISTRAR FOR  
THE LAND TITLES DIVISION OF  
YORK REGION No. 65

SCHEDULE

PART	LOT	CONCESSION	PIN	AREA (m <sup>2</sup> .)
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.

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.

LEGEND:

- DENOTES SURVEY MONUMENT FOUND
- DENOTES SURVEY MONUMENT PLANTED
- IB DENOTES IRON BAR
- SSIB DENOTES STANDARD IRON BAR
- CC 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

**DRAFT**

AUGUST 3, 2016

DATE

ANNA AKSAN  
Ontario Land Surveyor



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



**NOTICE OF DECISION**  
**Minor Variance Application A154/18**  
 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, 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 A152/18  
**Purpose:** Relief from the by-law is requested to permit reduced lot area on the **retained land** to facilitate Consent Application B016/18.

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

By-law Requirement	Proposal
A minimum Lot Area of 8000 m2 is required.	To permit a minimum Lot Area of 7686.0 m2.

**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. A154/18 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 <a href="mailto:christine.vigneault@vaughan.ca">christine.vigneault@vaughan.ca</a>	1. That a Surveyors Certificate confirming lot area 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 <a href="mailto:catherine.saluri@vaughan.ca">catherine.saluri@vaughan.ca</a>	That Consent Application B016/18 is approved.
3.	Development Planning Christopher Cosentino  905-832-8585 x 8215 <a href="mailto:Christopher.cosentino@vaughan.ca">Christopher.cosentino@vaughan.ca</a>	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 <a href="mailto:brad.steeves@vaughan.ca">brad.steeves@vaughan.ca</a>	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:**

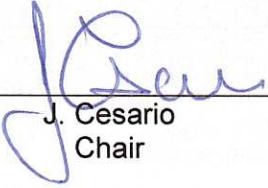
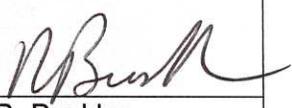
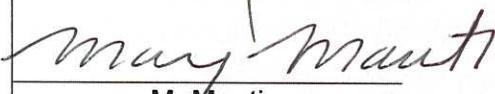
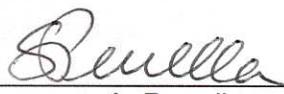
Relief granted from the City's Zoning By-law is determined to be the building envelope considered and approved by the Committee of Adjustment.

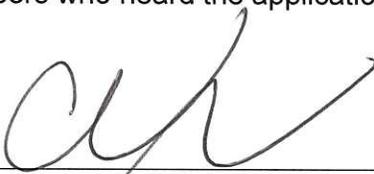
Development outside of the approved building envelope (subject to this application) must comply with the provisions of the City's Zoning By-law or additional variances may be required.

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

<b>Public Written Submissions</b>	<b>Public Oral Submissions</b>
* 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

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

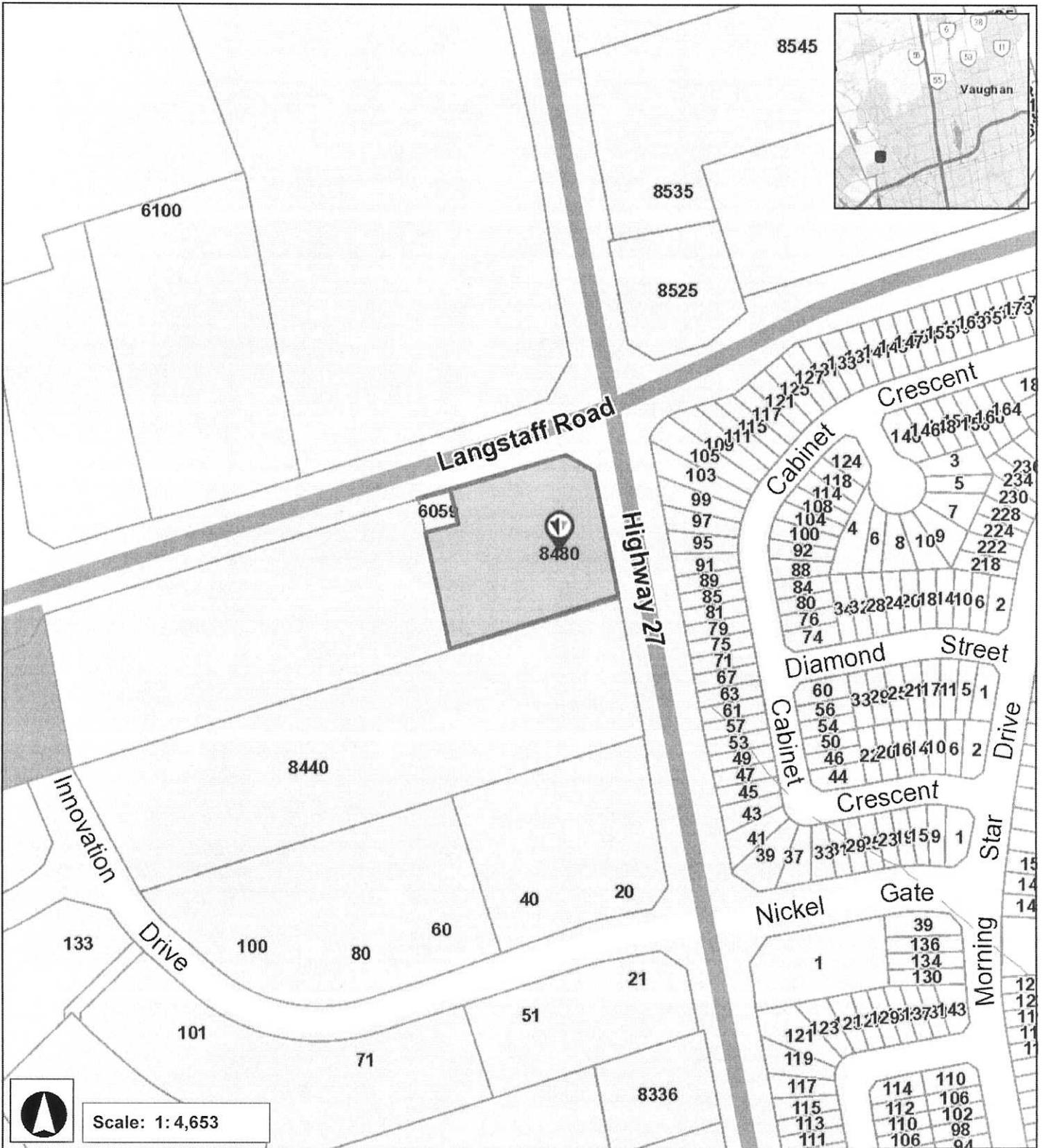
**Conditions**

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



**A154/18**

PLAN 65R-

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

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

RECEIVED AND DEPOSITED:

DATE:

DATE:

**DRAFT**

ANNA AKSAN  
Ontario Land Surveyor

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

SCALE 1 : 750



AKSAN PILLER CORPORATION LTD

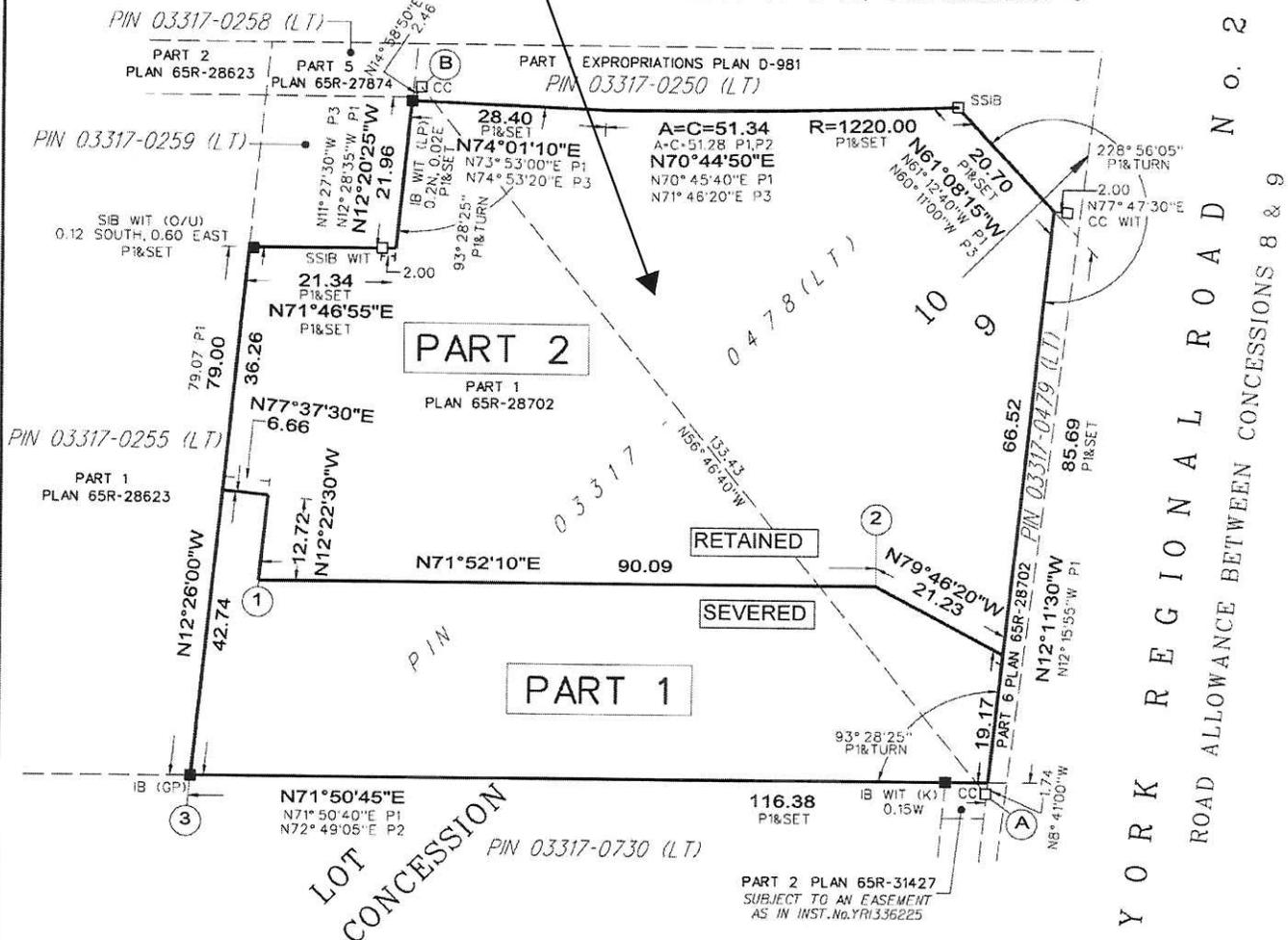
**LOT AREA = 7686.0m<sup>2</sup>**

SCHEDULE

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

LANCASTAFF 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

ANNA AKSAN  
Ontario Land Surveyor



AKSAN PILLER CORPORATION LTD

ONTARIO LAND SURVEYORS  
943 MT PLEASANT ROAD, TORONTO, ONTARIO, M4P 2L7  
(t) 416-468-1174 (f) 416-468-7843 (e) ap@apsurveyors.ca www.apsurveyors.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



**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:

	<b>Department/Agency</b>	<b>Condition</b>
1	Committee of Adjustment Christine Vigneault  905-832-8585 x 8332 <a href="mailto:christine.vigneault@vaugan.ca">christine.vigneault@vaugan.ca</a>	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 <a href="mailto:catherine.saluri@vaughan.ca">catherine.saluri@vaughan.ca</a>	That Consent File B016/18 is approved.
3.	Development Planning Christopher Cosentino  905-832-8585 x 8215 <a href="mailto:Christopher.cosentino@vaughan.ca">Christopher.cosentino@vaughan.ca</a>	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 <a href="mailto:brad.steeves@vaughan.ca">brad.steeves@vaughan.ca</a>	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:**

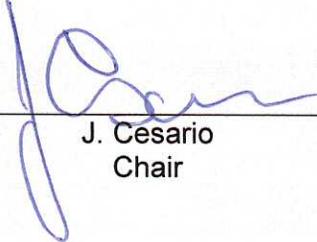
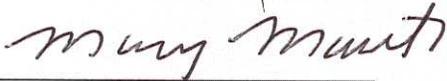
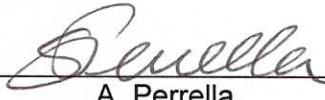
Relief granted from the City's Zoning By-law is determined to be the building envelope considered and approved by the Committee of Adjustment.

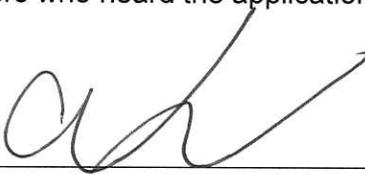
Development outside of the approved building envelope (subject to this application) must comply with the provisions of the City's Zoning By-law or additional variances may be required.

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

<b>Public Written Submissions</b>	<b>Public Oral Submissions</b>
* 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

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



**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.

PLAN 65R-

RECEIVED AND DEPOSITED:

DATE: \_\_\_\_\_

DATE: \_\_\_\_\_

**DRAFT**

ANNA AKSAN  
 Ontario Land Surveyor

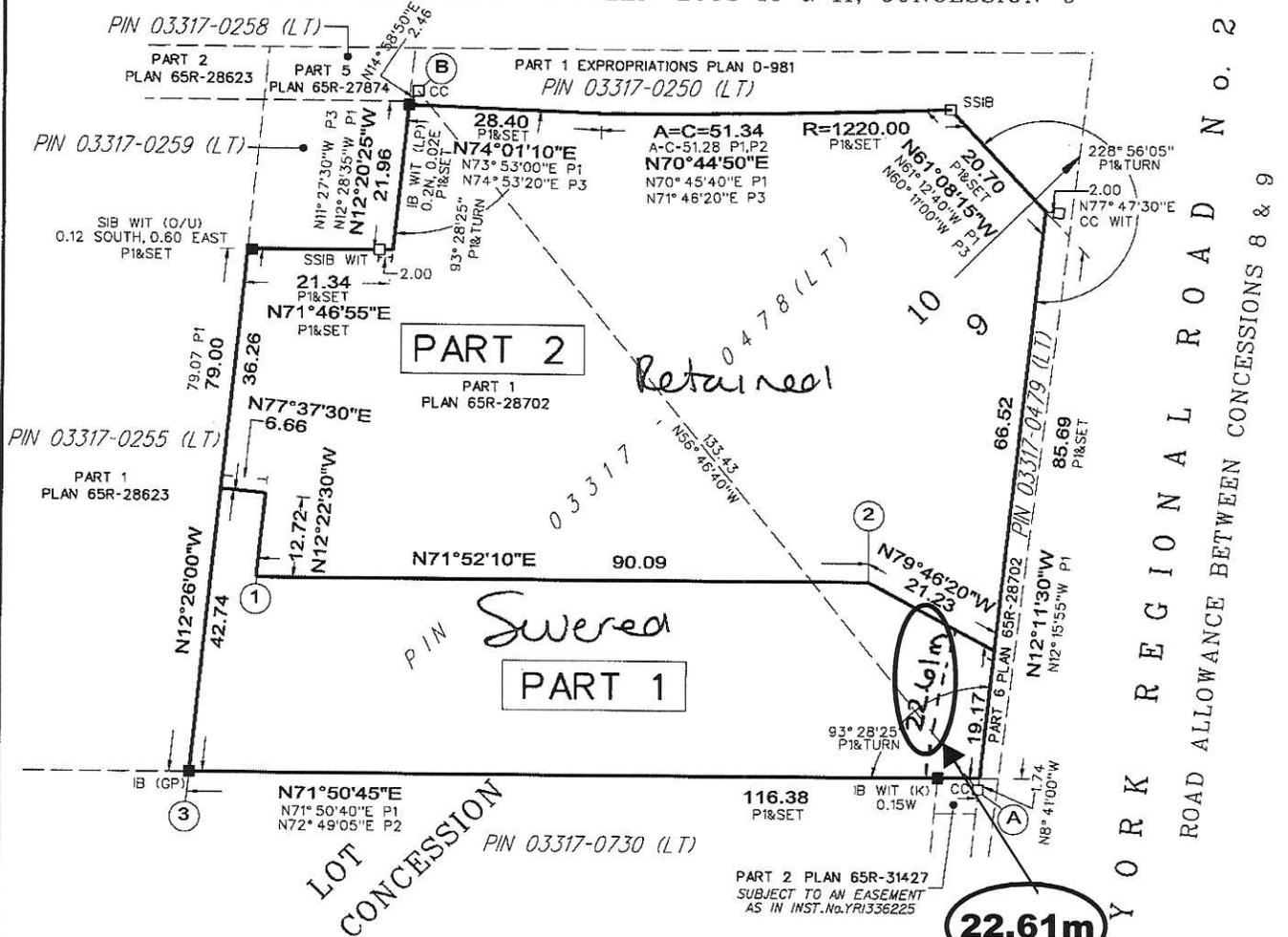
REPRESENTATIVE LAND REGISTRAR FOR THE LAND TITLES DIVISION OF YORK REGION No. 65

**SCHEDULE**

PART	LOT	CONCESSION	PIN	AREA (m <sup>2</sup> .)
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.

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.

**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 KRCDMAR, OLS
- LP DENOTES LLOYD & PURCELL, OLS

**DRAFT**

AUGUST 3, 2018

DATE

*Anna Aksan*  
 ANNA AKSAN  
 Ontario Land Surveyor



**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

**Lot Area = 3385.0m<sup>2</sup>**  
**Parking Spaces = 62**  
**Landscape Area = 6%**

**A152/18**



CONTEXT PLAN (N.T.S.)

**STATISTICS**

ZONING: C7 - SERVICE COMMERCIAL

LOT SPECIFICS (SEVERED LOT ONLY)  
 LOT FRONTAGE 22,619 M  
 LOT DEPTH 116,388 M  
 LOT AREA 3,384 SQM 0.8 ac

BLDG. (LOT COVERAGE)  
 PAVED 1,370 40%  
 OTHER (INCL. SIDEWALK) 1,520 45%  
 494 15%

LANDSCAPE 194 6% (10% REQ'D)

GFA MIXED COMMERCIAL 1,370 SQM

YARDS  
 FRONT MIN 9.0m PROVIDED 25.7m  
 REAR 22.0m 19.3m  
 SIDE (S) 6.0m 1.5m  
 SIDE (N) 6.0m 7.8m

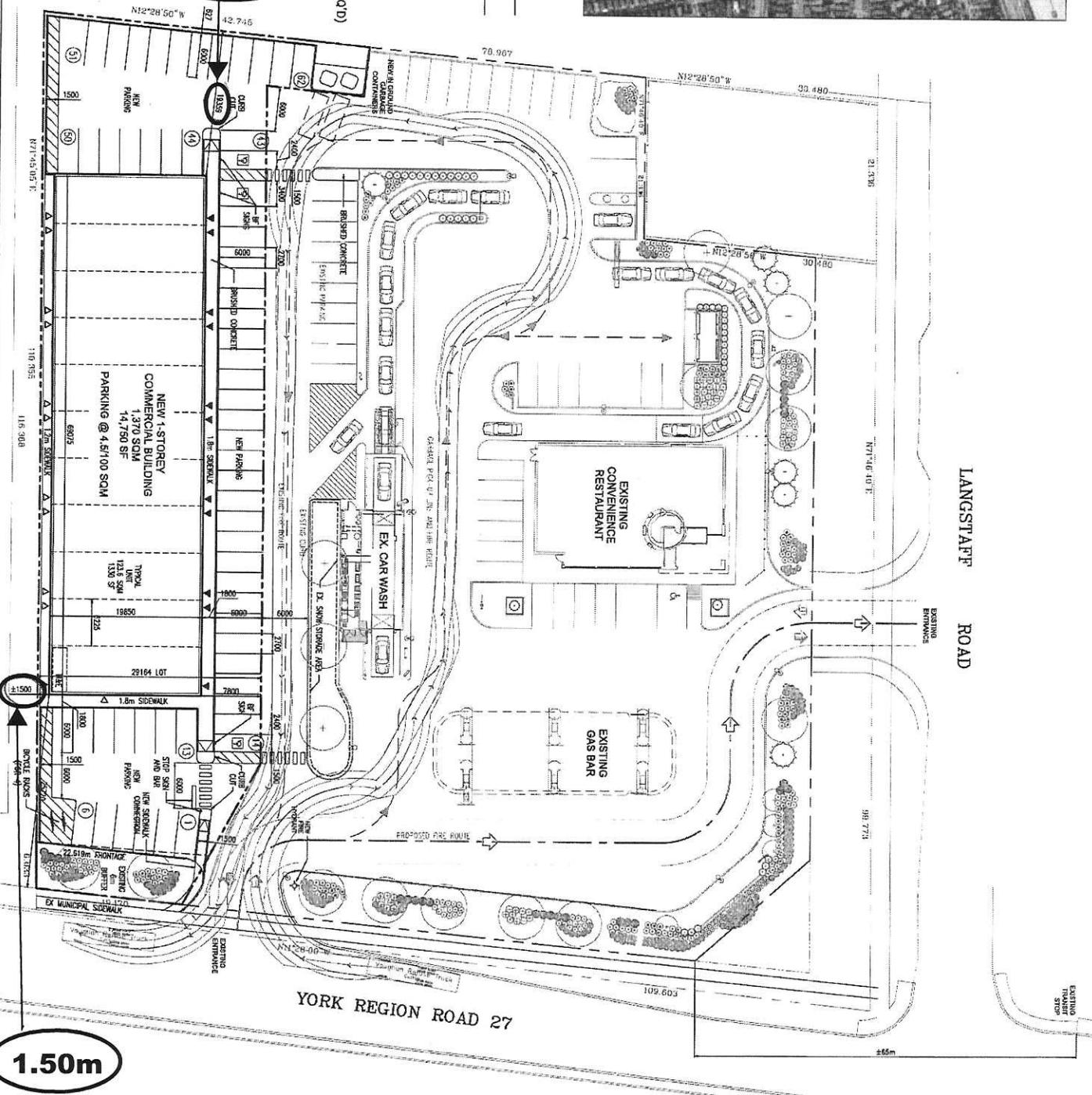
HEIGHT (1-STORY PROPOSED)  
 MAXIMUM PERMITTED 11.0m  
 PROPOSED 8.0m

PARKING  
 PERSONAL SERVICE & COMMERCIAL USES  
 1,370 SQM @ 6/100 SQM = 82 REQUIRED  
 62 SPACES PROVIDED (4.5/100 SQM)\*

\* INCLUDES 3 ACCESSIBLE SPACES

**19.359m**

1 SITE PLAN  
 A-0.1 SITE PLAN 18-10

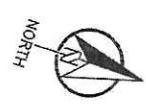


**1.50m**

**A-0.1**

LANGSTAFF & 27  
 SITE PLAN  
 PROJECT NO. 18-10

ONTARIO ASSOCIATION OF PROFESSIONAL ENGINEERS  
 PROFESSIONAL ENGINEER  
 LANGSTAFF & 27



**pml.A**  
 pml.A architects  
 1000 SHEPPARD AVENUE EAST, SUITE 100  
 SCARBOROUGH, ONTARIO M1S 1T5  
 TEL: (416) 291-1111  
 WWW.PMLA.CA