

	COMMITTEE OF ADJUSTMENT REPORT SUMMARY MINOR VARIANCE APPLICATION FILE NUMBER B018/21
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AGENDA ITEM NUMBER: 04	CITY WARD #: 1
APPLICANT:	1406979 Ontario Limited.
AGENT:	Robert Lavecchia - KLM Planning Partners Inc.
PROPERTY:	Property is located south of Highway #7 and west of Highway #427, in Woodbridge (no municipal address). See Schedule A for Location Map details.
ZONING DESIGNATION:	The subject lands are zoned Agricultural and EM1, Prestige Employment Area Zone, and subject to the provisions of Exception 9(1501) under By-law 1-88 as amended
VAUGHAN OFFICIAL PLAN (2010) DESIGNATION:	Vaughan Official Plan 2010 ("VOP 2010"): "Employment Commercial Mixed-Use" with a maximum permitted height of 10-storeys and floor space index ('FSI') of 3 times the area of the lot, "General Employment", and "Natural Areas", subject to Area Specific Plan 12.12: Huntington Business Park.
RELATED DEVELOPMENT APPLICATIONS:	A193/21, DA.18.069
PURPOSE OF APPLICATION:	Consent is being requested to sever a parcel of land for employment purposes approximately 79,670.00 square metres. The retained parcel is approximately 40,870.00 square metres. Both the severed and retained land are vacant.

THIS REPORT CONTAINS COMMENTS FROM THE FOLLOWING DEPARTMENTS & AGENCIES:

*Please see **Schedule B** of this report for a copy of Development Planning and Agency correspondence.

Additional comments from departments and agencies may be received after the publication of the Staff Report. These comments will be processed as an addendum and posted on the City’s Website.

DEPARTMENTS	Circulated	Comments Received	Conditions	Nature of Comments
Committee of Adjustment	☒	☒	☒	General Comments w/Conditions
Building Standards (Zoning Review)	☒	☒	☐	General Comments
Building Inspection (Septic)	☒	☐	☐	
Development Planning	☒	☒	☐	Recommend Approval/No Conditions
Development Engineering	☒	☒	☐	Recommend Approval w/Conditions
Parks, Forestry and Horticulture Operations	☐	☐	☐	
By-law & Compliance, Licensing & Permits	☒	☐	☐	No comment no concerns
Development Finance	☒	☒	☒	Recommend Approval w/Conditions
Real Estate	☒	☒	☒	Recommend Approval w/Conditions
Fire Department	☒	☐	☐	No comment no concerns
AGENCIES	Circulated	Comments Received	Conditions	Nature of Comments
TRCA	☒	☐	☐	
Ministry of Transportation (MTO)	☒	☐	☐	
Region of York	☒	☒	☒	Recommend Approval w/Conditions
Alectra	☒	☒	☐	Recommend Approval/No Conditions

AGENCIES	Circulated	Comments Received	Conditions	Nature of Comments
Bell Canada	☒	☒	☐	No comment no concerns
YRDSB	☒	☐	☐	
YCDSB	☒	☐	☐	
CN Rail	☐	☐	☐	
CP Rail	☐	☐	☐	
TransCanada Pipeline	☐	☐	☐	
Metrolinx	☐	☐	☐	
Propane Operator	☐	☐	☐	

PUBLIC & APPLICANT CORRESPONDENCE				
*Please see Schedule C of this report for a copy of the public & applicant correspondence listed below.				
The deadline to submit public comments is noon on the last business day prior to the scheduled hearing date .				
Comments and written public submissions received after the publication of this Staff Report will be processed as an addendum and posted on the City’s Website.				
All personal information collected because of this public meeting (including both written and oral submissions) 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.				
Correspondence Type	Name	Address	Date Received (mm/dd/yyyy)	Summary
Applicant / Authorized Agent	KLM Planning, Robert Lavecchia		12/20/2021	Planning Justification Report
Applicant / Authorized Agent	KLM Planning, Robert Lavecchia		7/21/2021	Cover / Summary Letter

PREVIOUS COA DECISIONS ON THE SUBJECT LAND		
*Please see Schedule D for a copy of the Decisions listed below		
File Number	Date of Decision MM/DD/YYYY	Decision Outcome
None		

ADJOURNMENT HISTORY	
* Previous hearing dates where this application was adjourned by the Committee and public notice issued.	
None	



COMMITTEE OF ADJUSTMENT REPORT MINOR VARIANCE APPLICATION B018/21

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VAUGHAN OFFICIAL PLAN (2010) DESIGNATION:	Vaughan Official Plan 2010 ('VOP 2010'): "Employment Commercial Mixed-Use" with a maximum permitted height of 10-storeys and floor space index ('FSI') of 3 times the area of the lot, "General Employment", and "Natural Areas", subject to Area Specific Plan 12.12: Huntington Business Park.
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PURPOSE OF APPLICATION:	Consent is being requested to sever a parcel of land for employment purposes approximately 79,670.00 square metres. The retained parcel is approximately 40,870.00 square metres. Both the severed and retained land are vacant.

HEARING INFORMATION

DATE & TIME OF HEARING: January 20, 2022 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.

PUBLIC PARTICIPATION

You can watch a live stream of the hearing at [Vaughan.ca/LiveCouncil](https://vaughan.ca/LiveCouncil)

If you wish to speak to the Committee of Adjustment on an application please complete and submit a [Public Deputation Form](#) to cofa@vaughan.ca **by noon** on the last business day prior to the hearing.

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 must be submitted by **noon** on the last business day **prior** to the day of the scheduled hearing. Written submissions can be emailed to cofa@vaughan.ca

[For more information, please visit the City of Vaughan website.](#)

INTRODUCTION

Staff and Agencies act as advisory bodies to the Committee of Adjustment. The comments contained in this report are presented as recommendations to the Committee.

The Planning Act sets the standard to which provincial interests, provincial and local policies and goals are implemented. Accordingly, review of this application considers the following:

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

Public written and oral submissions relating to this application are taken into consideration by the Committee of Adjustment as part of its deliberations and final decision on this matter.

COMMITTEE OF ADJUSTMENT COMMENTS	
Date Public Notice Mailed:	January 5, 2022
Date Applicant Confirmed Posting of Sign:	December 23, 2021
Adjournment Requests (from staff): *Adjournment requests provided to applicant prior to issuance of public notice	None.
Was a Zoning Review Waiver (ZRW) Form submitted by Applicant: *ZRW Form may be used by applicant in instances where a revised submission is made, and zoning staff do not have an opportunity to review and confirm variances prior to the issuance of public notice. *A revised submission may be required to address staff / agency comments received as part of the application review process. *Where a zoning review has not been completed on a revised submission, an opportunity is provided to the applicant to adjourn the proposal prior to the issuance of public notice.	No
Adjournment Fees: In accordance with Procedural By-law 069-2019, an Adjournment Fee is applicable to reschedule an application after the issuance of public notice where a request for adjournment has been provided to the applicant prior to the issuance of public notice. An Adjournment Fee can only be waived in instances where adjournment of an application is requested by the Committee or staff after the issuance of public notice.	
Committee of Adjustment Comments:	None
Committee of Adjustment 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 Minor Variance Application A193/21 is approved at the same time as the Consent application and becomes final and binding. 4. Payment of the Certificate Fee as provided on the City of Vaughan's Committee of Adjustment Fee Schedule. 5. 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.

BUILDING STANDARDS (ZONING) COMMENTS	
Minor variance application A193-21 shall be considered with this application.	
Building Standards Recommended Conditions of Approval:	1. That minor variance A193/21 is approved and becomes final and binding.

DEVELOPMENT PLANNING COMMENTS	
Application Under Review	
Development Planning Recommended Conditions of Approval:	TBD

DEVELOPMENT ENGINEERING COMMENTS	
Consent application B018/21 shall be read in conjunction with variance applications A91/21 & A192/21, A193/21, and consent application B017/21.	
The proposed Future Street "A" shall be built and conveyed to City of Vaughan as part of Phase 2 development application.	

DEVELOPMENT ENGINEERING COMMENTS	
Transportation Engineering has no further comments as proposed east-west road is now shown on consent application (Drawing # G-2). The Development Engineering (DE) Department does not object to consent application B018/21 subject to the following condition(s):	
Development Engineering Recommended Conditions of Approval:	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 existing and proposed easements to the satisfaction of DE. The Owner/applicant shall submit a draft reference plan to the Development Engineering Department for review prior to deposit. DE shall be in receipt of the deposited reference plan prior to clearance of said condition.

PARKS, FORESTRY & HORTICULTURE (PFH) COMMENTS	
No comments received to date.	
PFH Recommended Conditions of Approval:	None

DEVELOPMENT FINANCE COMMENTS	
That the payment of the City Development Charge is payable to the City of Vaughan prior to issuance of a building permit in accordance with the Development Charges Act and City-wide Development Charge By-law in effect at time of payment. That the payment of Region of York Development Charge is payable to the City of Vaughan prior to issuance of a building permit in accordance with the Development Charges Act and Regional Development Charges By-laws in effect at time of payment. That the payment of Education Development Charge is payable to the City of Vaughan prior to issuance of a building permit in accordance with the Education Act and York Region District School Board and York Catholic District School Board Development Charges By-laws in effect at time of payment That the payment of applicable Area Specific Development Charges are payable to the City of Vaughan prior to issuance of a building permit in accordance with the Development Charges Act and Area Specific Development Charge By-laws in effect at time of payment.	
Development Finance Recommended Conditions of Approval:	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).

REAL ESTATE COMMENTS	
No comments or concerns.	
Real Estate Recommended Conditions of Approval:	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.

BY-LAW AND COMPLIANCE, LICENSING AND PERMIT SERVICES COMMENTS	
No comments received to date.	

BY-LAW AND COMPLIANCE, LICENSING AND PERMIT SERVICES COMMENTS	
BCLPS Recommended Conditions of Approval:	None

BUILDING INSPECTION (SEPTIC) COMMENTS	
No comments received to date.	
Building Inspection Recommended Conditions of Approval:	None

FIRE DEPARTMENT COMMENTS	
No comments no concerns	
Fire Department Recommended Conditions of Approval:	None

SCHEDULES TO STAFF REPORT	
*See Schedule for list of correspondence	
Schedule A	Drawings & Plans Submitted with the Application
Schedule B	Development Planning & Agency Comments
Schedule C (if required)	Correspondence (Received from Public & Applicant)
Schedule D (if required)	Previous COA Decisions on the Subject Land

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

SUMMARY OF RECOMMENDED CONDITIONS OF APPROVAL		
All conditions of approval, unless otherwise stated, are considered to be incorporated into the approval “if required”. If a condition is no longer required after an approval is final and binding, the condition may be waived by the respective department or agency requesting conditional approval. A condition cannot be waived without written consent from the respective department or agency.		
#	DEPARTMENT / AGENCY	CONDITION(S) DESCRIPTION
1	Committee of Adjustment christine.vigneault@vaughan.ca	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 Minor Variance Application A193/21 is approved at the same time as the Consent application and becomes final and binding. 4. Payment of the Certificate Fee as provided on the City of Vaughan's Committee of Adjustment Fee Schedule. 5. 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.
2	Building Standards, Zoning Section gregory.seganfreddo@vaughan.ca	That minor variance A193/21 is approved and becomes final and binding.
3	Real Estate ashley.ben-lolo@vaughan.ca	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.
4	Development Engineering farzana.khan@vaughan.ca	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 existing and proposed easements to the satisfaction of DE. The Owner/applicant

SUMMARY OF RECOMMENDED CONDITIONS OF APPROVAL		
All conditions of approval, unless otherwise stated, are considered to be incorporated into the approval “if required”. If a condition is no longer required after an approval is final and binding, the condition may be waived by the respective department or agency requesting conditional approval. A condition cannot be waived without written consent from the respective department or agency.		
		shall submit a draft reference plan to the Development Engineering Department for review prior to deposit. DE shall be in receipt of the deposited reference plan prior to clearance of said condition.
5	Development Finance nelson.pereira@vaughan.ca	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).
6	York Region - Planning gabrielle.hurst@york.ca	1. The Owner understands and agrees that the Region will not permit any direct vehicular access to Parts 2, 5 and 12 (65R-39517) to Hwy 7 as it relates to the proposed retained and severed parcels. Vehicular access must be obtained from the extension of New Huntington Road and the internal road network. 2. The Owner shall convey/dedicate the following parts identified on 65R-39517, dated July 30, 2021, prepared by Schaeffer Dzaldov Bennett to York Region: a) Parts 9,10, 20 & 27 dedicated as public right of way b) Parts 25 & 26 conveyed and dedicated as public right of way c) Parts 21 & 22 conveyed and dedicated as 0.3m reserve 3. The Owner shall provide lands for a 10m x 10m daylight triangle at the southeast corner of Highway 50 and Huntington Road. 4. The Owner shall arrange for the preparation, review and deposit on title of a 65R reference plan, describing the lands identified in Condition 3. 5. The Owner shall convey the lands identified in the R Plans, pursuant to Conditions 2 & 3, to the Region, free of all costs and encumbrances, to the satisfaction of the Regional solicitor. 6. The Owner shall provide a solicitor’s certificate of title in a form satisfactory to the Regional Solicitor, at no cost to the Region, with respect to the conveyance of these lands pursuant to Conditions 2 and 3 to the Region. 7. The Region requires the Owner submit a Phase One Environmental Site Assessment (“ESA”) in general accordance with the requirements of the <i>Environmental Protection Act</i> and O. Reg. 153/04 Records of Site Condition, as amended (“O. Reg. 153/04”). The Phase One ESA must be for the Owner’s property that is the subject of the application and include the lands to be conveyed to the Region (the “Conveyance Lands”). The Phase One ESA cannot be more than two (2) years old at: (a) the date of submission to the Region; and (b) the date title to the Conveyance Lands is transferred to the Region. If the originally submitted Phase One ESA is or would be more than two (2) years old at the actual date title of the Conveyance Lands is transferred to the Region, the Phase One ESA will need to be either updated or a new Phase One ESA submitted by the Owner. Any update or new Phase One ESA must be prepared to the satisfaction of the Region and in general accordance with the requirements of O. Reg. 153/04. The Region,

SUMMARY OF RECOMMENDED CONDITIONS OF APPROVAL		
All conditions of approval, unless otherwise stated, are considered to be incorporated into the approval “if required”. If a condition is no longer required after an approval is final and binding, the condition may be waived by the respective department or agency requesting conditional approval. A condition cannot be waived without written consent from the respective department or agency.		
		at its discretion, may require further study, investigation, assessment, delineation and preparation of reports to determine whether any action is required regardless of the findings or conclusions of the submitted Phase One ESA. The further study, investigation, assessment, delineation and subsequent reports or documentation must be prepared to the satisfaction of the Region and in general accordance with the requirements of O. Reg. 153/04. Reliance on the Phase One ESA and any subsequent reports or documentation must be provided to the Region in the Region’s standard format and/or contain terms and conditions satisfactory to the Region. The Region requires a certified written statement from the Owner that, as of the date title to the Conveyance Lands is transferred to the Region: (i) there are no contaminants of concern, within the meaning of O. Reg. 153/04, which are present at, in, on, or under the property, or emanating or migrating from the property to the Conveyance Lands at levels that exceed the MOECC full depth site condition standards applicable to the property; (ii) no pollutant, waste of any nature, hazardous substance, toxic substance, dangerous goods, or other substance or material defined or regulated under applicable environmental laws is present at, in, on or under the Conveyance Lands; and (iii) there are no underground or aboveground tanks, related piping, equipment and appurtenances located at, in, on or under the Conveyance Lands. 8. The Owner shall be responsible for all costs associated with the preparation and delivery of the Phase One ESA, any subsequent environmental work, reports or other documentation, reliance and the Owner’s certified written statement. 9. This application is subject to York Region’s development applications processing fees as identified in By-law No. 2010-15. The review fee for Consent to Sever is \$1,000. The Review and approval of the Environmental Site Assessment Report fee is \$1,700. All payments shall be in the form of a cheque and made payable to “The Regional Municipality of York” and forwarded to the, Planning and Economic Development Branch. Development application fees are subject to annual adjustments and increases. Any unpaid fees, regardless of the year the application is submitted, will be subject to current fee requirements. 10. Prior to final approval, the Planning and Economic Development Branch shall certify that Conditions 1-9 have been met to its satisfaction. With respect to the conditions above, we request a copy of the Notice of Decision when it becomes available. Please be advised the following will apply to any future applications for the site. The property is partially within a Highly Vulnerable Aquifer, should the proposed major development include bulk fuel (≥ 2500L) or bulk chemicals (≥ 500L) within the HVA, a Contaminant Management Plan (CMP) will be required prior to future Site Plan approval, for Water Resources review and approval. If a CMP is not required, a letter prepared by a qualified professional will be required in its place stating that

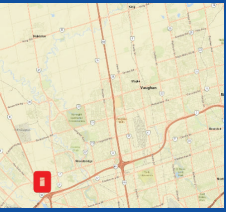
SUMMARY OF RECOMMENDED CONDITIONS OF APPROVAL		
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		the above noted activities will not be occurring. Please note the property is also within the boundary of the Area of Concern for groundwater due to known high water table conditions and confined artesian aquifer conditions, which could have geotechnical implications with respect to construction activities including, but not limited to, dewatering (short-term or long-term), foundation construction, and building stability. Water Resources recommends that any geotechnical and hydrogeological investigations undertaken by the owner take into account the fact that groundwater levels may currently be artificially depressed at the site due to third party permanent dewatering systems in the area. Because new development should not rely on the influence of nearby third party dewatering systems in its geotechnical and hydrogeological studies, any assessment for the subject site must account for third party dewatering systems in the surrounding area. It is recommended that the Owner arrange for a pre-consultation meeting with the applicable regulatory agencies, including the Ministry of Environment, Conservation and Parks (MECP) to assist in this process. Also, please note that the Environmental Monitoring and Enforcement group of the Environmental Services department should be contacted at sewerusebylaw@york.ca for a dewatering permit, if required.

IMPORTANT INFORMATION – PLEASE READ
CONDITIONS: Conditions must be fulfilled within two years 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.
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 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.

SCHEDULE A: DRAWINGS & PLANS



Map Information:



Title:
6701 HIGHWAY 7, 7551 HUNTINGTON ROAD
et al, WOODBRIDGE

NOTIFICATION MAP - B017/21, B018/21, A191/21, A192/21 & A193/21

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



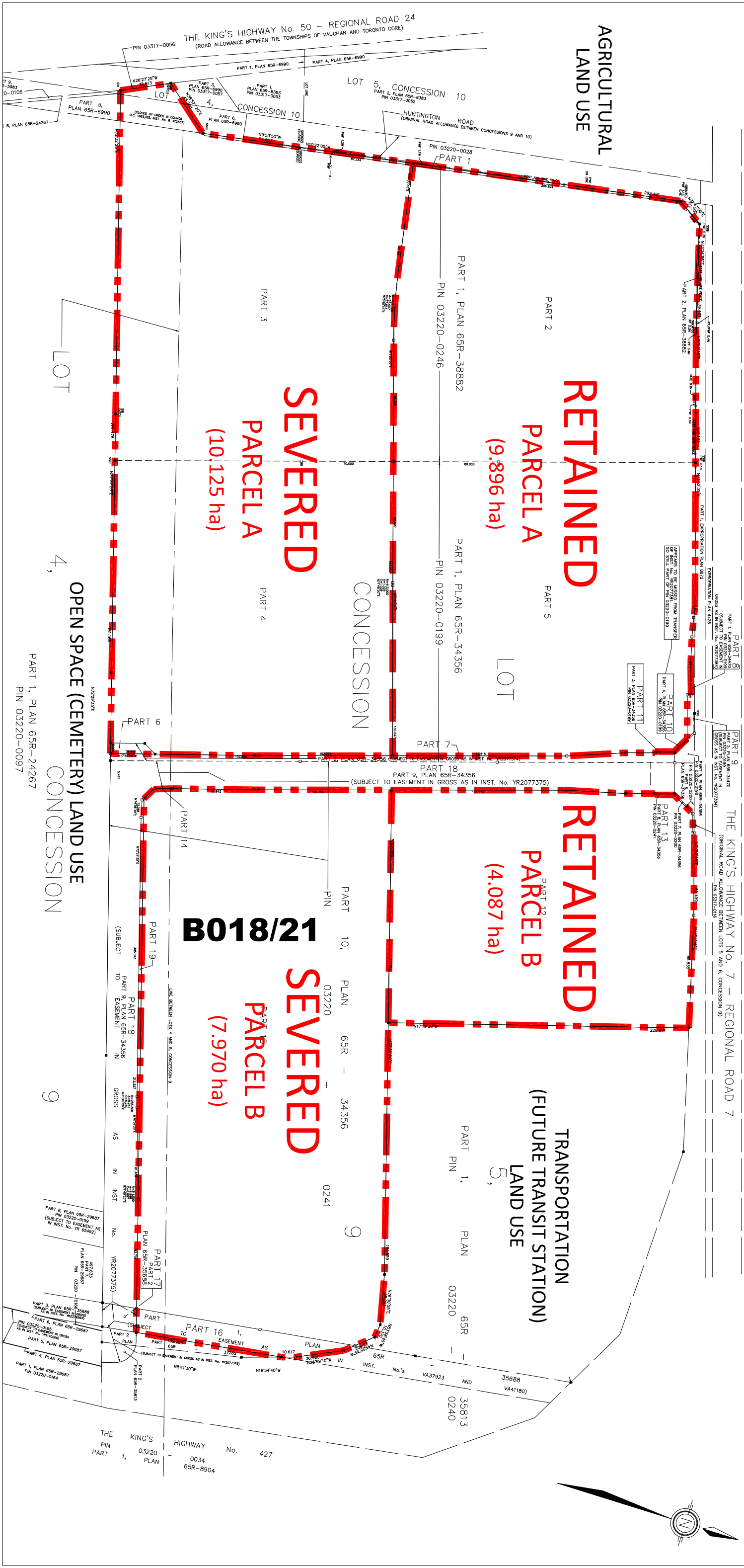
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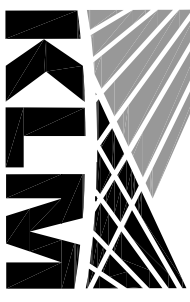
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Infrastructure Delivery
Department
November 20, 2020 4:28 PM

Projection:
NAD 83
UTM Zone
17N

COMMERCIAL LAND USE



CONSENT SKETCH



PLANNING PARTNERS INC.

64 JARDIN DRIVE - UNIT 1B, CONCORD ONTARIO L4K 3P3
TEL: (905) 669-4055 FAX: (905) 669-0097 design@klmplanning.com
Planning • Design • Development

PROJECT No. P-2197

June 23, 2021

SCALE: NTS

SCHEDULE B: DEVELOPMENT PLANNING & AGENCY COMMENTS				
AGENCIES	Circulated	Comments Received	Conditions	Nature of Comments
TRCA	☒	☐	☐	
Ministry of Transportation (MTO)	☒	☐	☐	
Region of York	☒	☒	☒	Recommend Approval w/Conditions
Alectra	☒	☒	☐	Recommend Approval/No Conditions
Bell Canada	☒	☒	☐	No comment no concerns
YRDSB	☒	☐	☐	
YCDSB	☒	☐	☐	
CN Rail	☐	☐	☐	
CP Rail	☐	☐	☐	
TransCanada Pipeline	☐	☐	☐	
Metrolinx	☐	☐	☐	
Propane Operator	☐	☐	☐	
Development Planning	☒	☐	☐	Application Under Review



Discover the possibilities

COMMENTS:

☐

We have reviewed the proposed Consent Application and have no comments or objections to its approval.

☒

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

☐

We have reviewed the proposed Consent Application and have the following concerns (attached below).

Alectra Utilities (formerly PowerStream) has received and reviewed the proposed Consent Application. This review, however, does not imply any approval of the project or plan.

All proposed billboards, signs, and other structures associated with the project or plan must maintain minimum clearances to the existing overhead or underground electrical distribution system as specified by the applicable standards, codes and acts referenced.

In the event that construction commences, and the clearance between any component of the work/structure and the adjacent existing overhead and underground electrical distribution system violates the Occupational Health and Safety Act, the customer will be responsible for 100% of the costs associated with Alectra making the work area safe. All construction work will be required to stop until the safe limits of approach can be established.

In the event construction is completed, and the clearance between the constructed structure and the adjacent existing overhead and underground electrical distribution system violates the any of applicable standards, acts or codes referenced, the customer will be responsible for 100% of Alectra's cost for any relocation work.

References:

- Ontario Electrical Safety Code, latest edition (Clearance of Conductors from Buildings)
- Ontario Health and Safety Act, latest edition (Construction Protection)
- Ontario Building Code, latest edition (Clearance to Buildings)
- PowerStream (Construction Standard 03-1, 03-4), attached
- Canadian Standards Association, latest edition (Basic Clearances)

If more information is required, please contact either of the following:

Mr. Stephen Cranley, C.E.T
Supervisor, Distribution Design, ICI & Layouts (North)
Phone: 1-877-963-6900 ext. 31297
Fax: 905-532-4401
E-mail: stephen.cranley@alectrautilities.com

Mr. Tony D'Onofrio
Supervisor, Subdivisions (Alectra East)
Phone: 1-877-963-6900 ext. 24419
Fax: 905-532-4401
Email: tony.donofrio@alectrautilities.com



File No: B017-B018/21
(CONS.21.V.0079/0080)

October 25, 2021

Lenore Providence
Secretary Treasurer
Committee of Adjustment
2141 Major Mackenzie Drive
Vaughan, Ontario L6A 1T1

**RE: Consent Application B017-B018/21
1406979 Ontario Ltd c/o Zzen Group
6701 Highway 7 and 7551 Huntington Road (Parcel A and B)
City of Vaughan**

The Regional Municipality of York ("Region") has completed its review of the above noted consent application for a severance. The site is located on the south side of Highway 7, east of Old Huntington Road. The subject lands are designated Prestige Employment in the City of Vaughan Official Plan. The purpose of this application is to sever the parcel of land that is currently zoned "A" Agriculture Area Zone from the parcel that is zoned EM1 Prestige Employment Zone. To create severed parcel B for employment purposes.

The site is designated Urban on Map 1 of the York Region Official Plan – 2010 (YROP-2010). The subject property is located on a Regional Road as identified on Map 12 of the YROP-2010. The Region is requesting a land conveyance for a daylight triangle as per section 7.2.49 of the YROP-2010.

The Region has no objection to the consent application subject to the following conditions being satisfied:

1. The Owner understands and agrees that the Region will not permit any direct vehicular access to Parts 2, 5 and 12 (65R-39517) to Hwy 7 as it relates to the proposed retained and severed parcels. Vehicular access must be obtained from the extension of New Huntington Road and the internal road network.
2. The Owner shall convey/dedicate the following parts identified on 65R-39517, dated July 30, 2021, prepared by Schaeffer Dzaldov Bennett to York Region:
 - a) Parts 9, 10, 20 & 27 dedicated as public right of way
 - b) Parts 25 & 26 conveyed and dedicated as public right of way
 - c) Parts 21 & 22 conveyed and dedicated as 0.3m reserve
3. The Owner shall provide lands for a 10m x 10m daylight triangle at the southeast corner of Highway 50 and Huntington Road.
4. The Owner shall arrange for the preparation, review and deposit on title of a 65R reference plan, describing the lands identified in Condition 3.

5. The Owner shall convey the lands identified in the R Plans, pursuant to Conditions 2 & 3, to the Region, free of all costs and encumbrances, to the satisfaction of the Regional solicitor.
6. The Owner shall provide a solicitor's certificate of title in a form satisfactory to the Regional Solicitor, at no cost to the Region, with respect to the conveyance of these lands pursuant to Conditions 2 and 3 to the Region.
7. The Region requires the Owner submit a Phase One Environmental Site Assessment ("ESA") in general accordance with the requirements of the *Environmental Protection Act* and O. Reg. 153/04 Records of Site Condition, as amended ("O. Reg. 153/04"). The Phase One ESA must be for the Owner's property that is the subject of the application and include the lands to be conveyed to the Region (the "Conveyance Lands"). The Phase One ESA cannot be more than two (2) years old at: (a) the date of submission to the Region; and (b) the date title to the Conveyance Lands is transferred to the Region. If the originally submitted Phase One ESA is or would be more than two (2) years old at the actual date title of the Conveyance Lands is transferred to the Region, the Phase One ESA will need to be either updated or a new Phase One ESA submitted by the Owner. Any update or new Phase One ESA must be prepared to the satisfaction of the Region and in general accordance with the requirements of O. Reg. 153/04. The Region, at its discretion, may require further study, investigation, assessment, delineation and preparation of reports to determine whether any action is required regardless of the findings or conclusions of the submitted Phase One ESA. The further study, investigation, assessment, delineation and subsequent reports or documentation must be prepared to the satisfaction of the Region and in general accordance with the requirements of O. Reg. 153/04. Reliance on the Phase One ESA and any subsequent reports or documentation must be provided to the Region in the Region's standard format and/or contain terms and conditions satisfactory to the Region.

The Region requires a certified written statement from the Owner that, as of the date title to the Conveyance Lands is transferred to the Region: (i) there are no contaminants of concern, within the meaning of O. Reg. 153/04, which are present at, in, on, or under the property, or emanating or migrating from the property to the Conveyance Lands at levels that exceed the MOECC full depth site condition standards applicable to the property; (ii) no pollutant, waste of any nature, hazardous substance, toxic substance, dangerous goods, or other substance or material defined or regulated under applicable environmental laws is present at, in, on or under the Conveyance Lands; and (iii) there are no underground or aboveground tanks, related piping, equipment and appurtenances located at, in, on or under the Conveyance Lands.

8. The Owner shall be responsible for all costs associated with the preparation and delivery of the Phase One ESA, any subsequent environmental work, reports or other documentation, reliance and the Owner's certified written statement.
9. This application is subject to York Region's development applications processing fees as identified in By-law No. 2010-15. The review fee for Consent to Sever is \$1,000. The Review and approval of the Environmental Site Assessment Report fee is \$1,700. All payments shall be in the form of a cheque and made payable to "The Regional Municipality of York" and forwarded to the, Planning and Economic Development Branch. Development application fees are subject to annual adjustments and increases. Any unpaid fees, regardless of the year the application is submitted, will be subject to current fee requirements.
10. Prior to final approval, the Planning and Economic Development Branch shall certify that Conditions 1-9 have been met to its satisfaction.

With respect to the conditions above, we request a copy of the Notice of Decision when it becomes available.

Please be advised the following will apply to any future applications for the site. The property is partially within a Highly Vulnerable Aquifer, should the proposed major development include bulk fuel ($\geq 2500\text{L}$) or bulk chemicals ($\geq 500\text{L}$) within the HVA, a Contaminant Management Plan (CMP) will be required prior to future Site Plan approval, for Water Resources review and approval. If a CMP is not required, a letter prepared by a qualified professional will be required in its place stating that the above noted activities will not be occurring.

Please note the property is also within the boundary of the Area of Concern for groundwater due to known high water table conditions and confined artesian aquifer conditions, which could have geotechnical implications with respect to construction activities including, but not limited to, dewatering (short-term or long-term), foundation construction, and building stability.

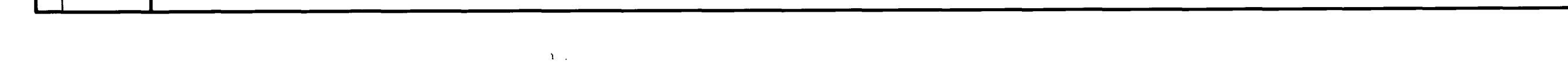
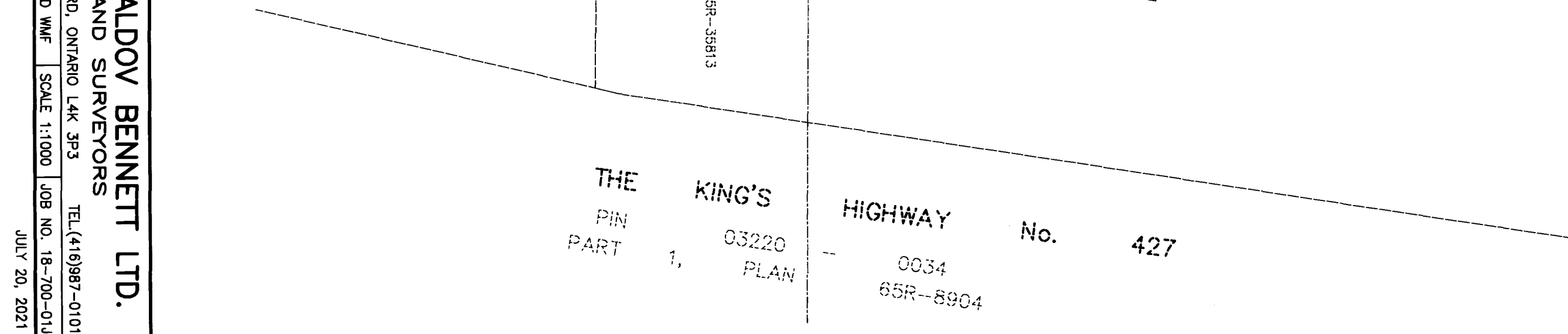
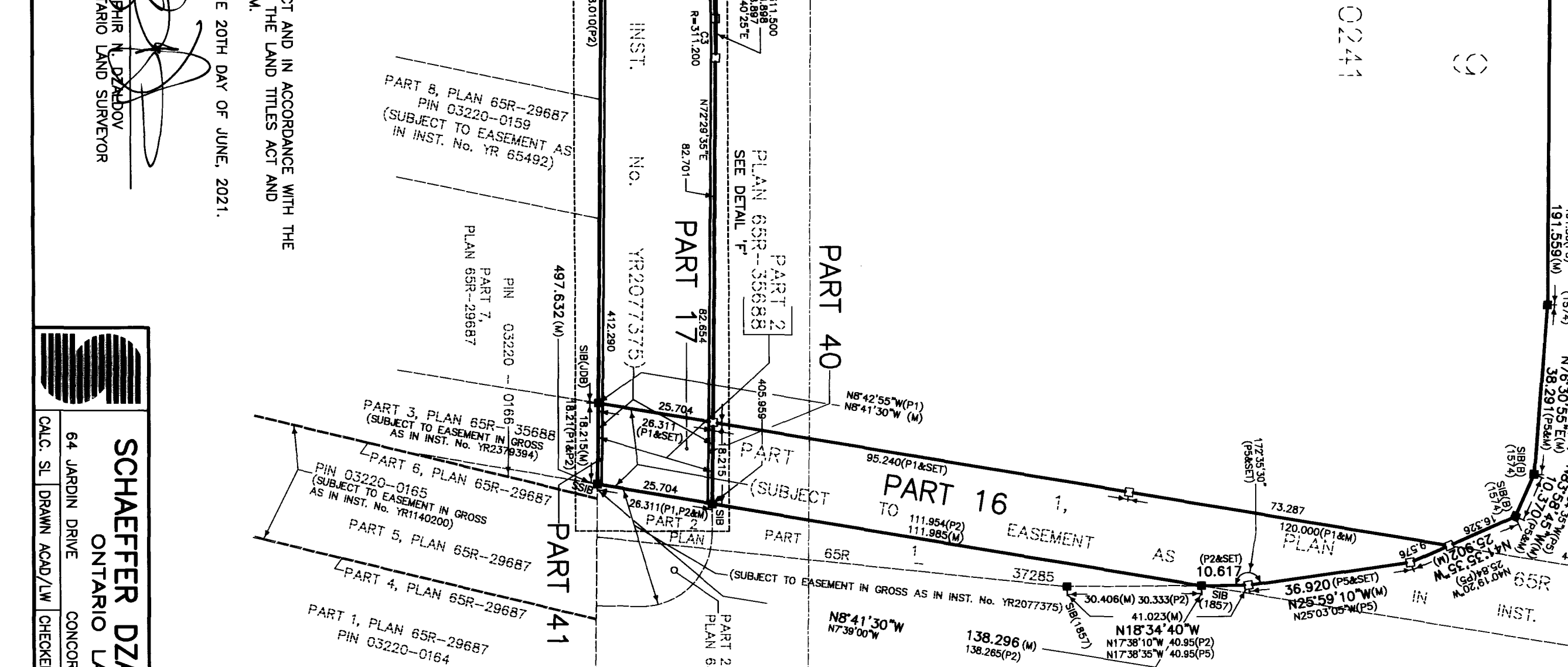
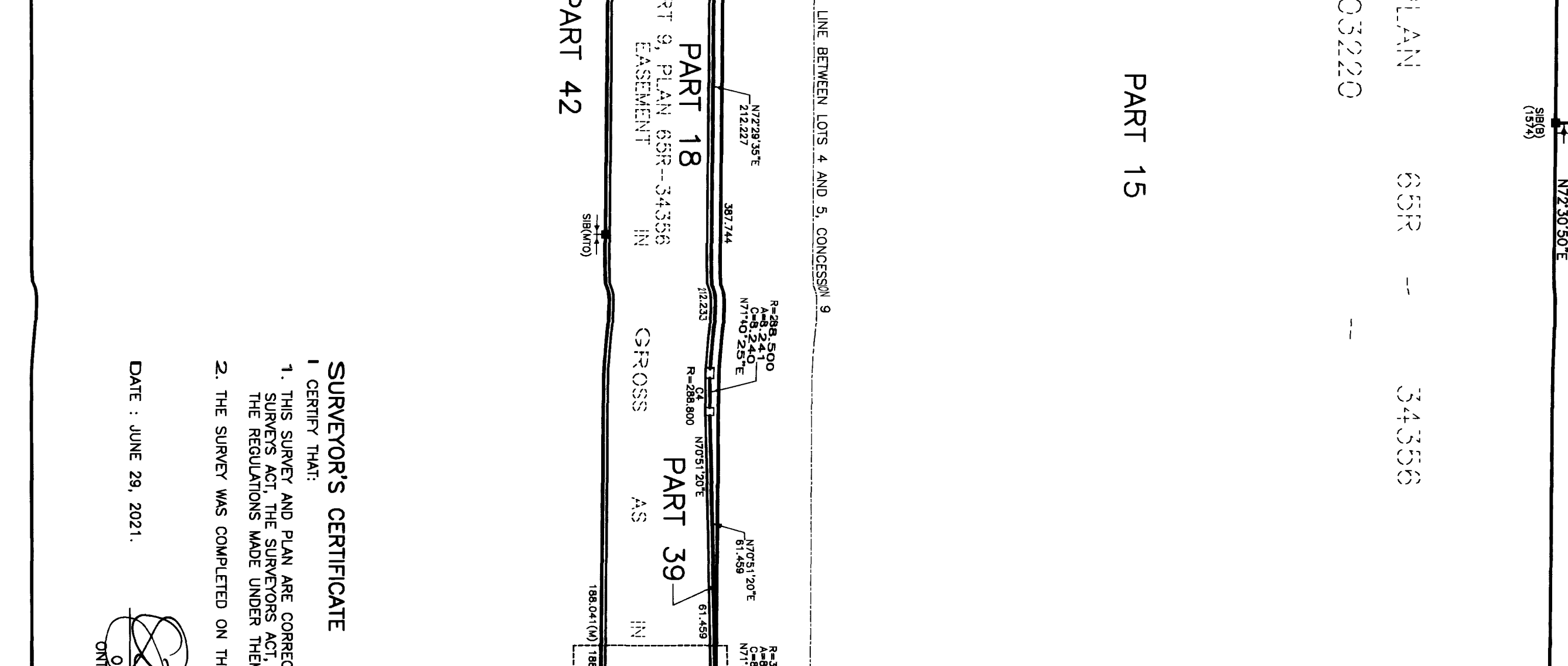
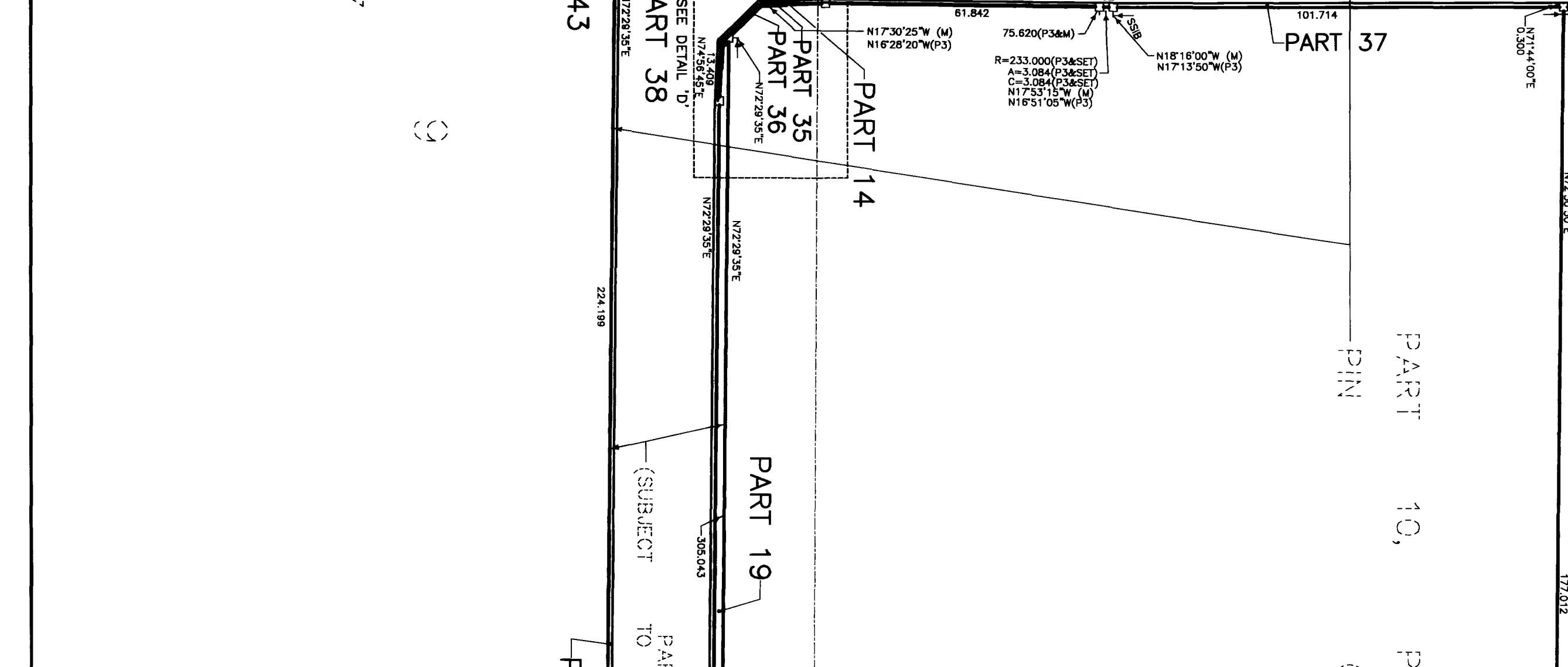
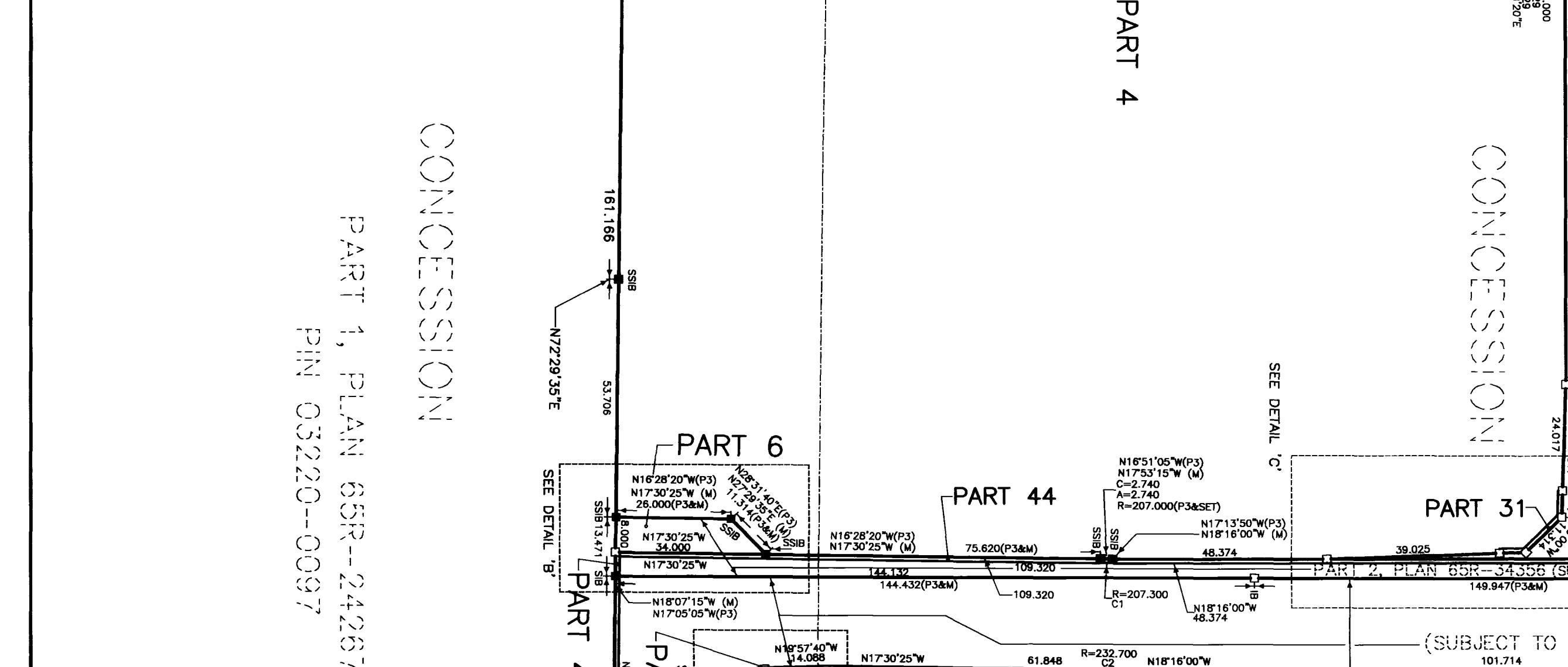
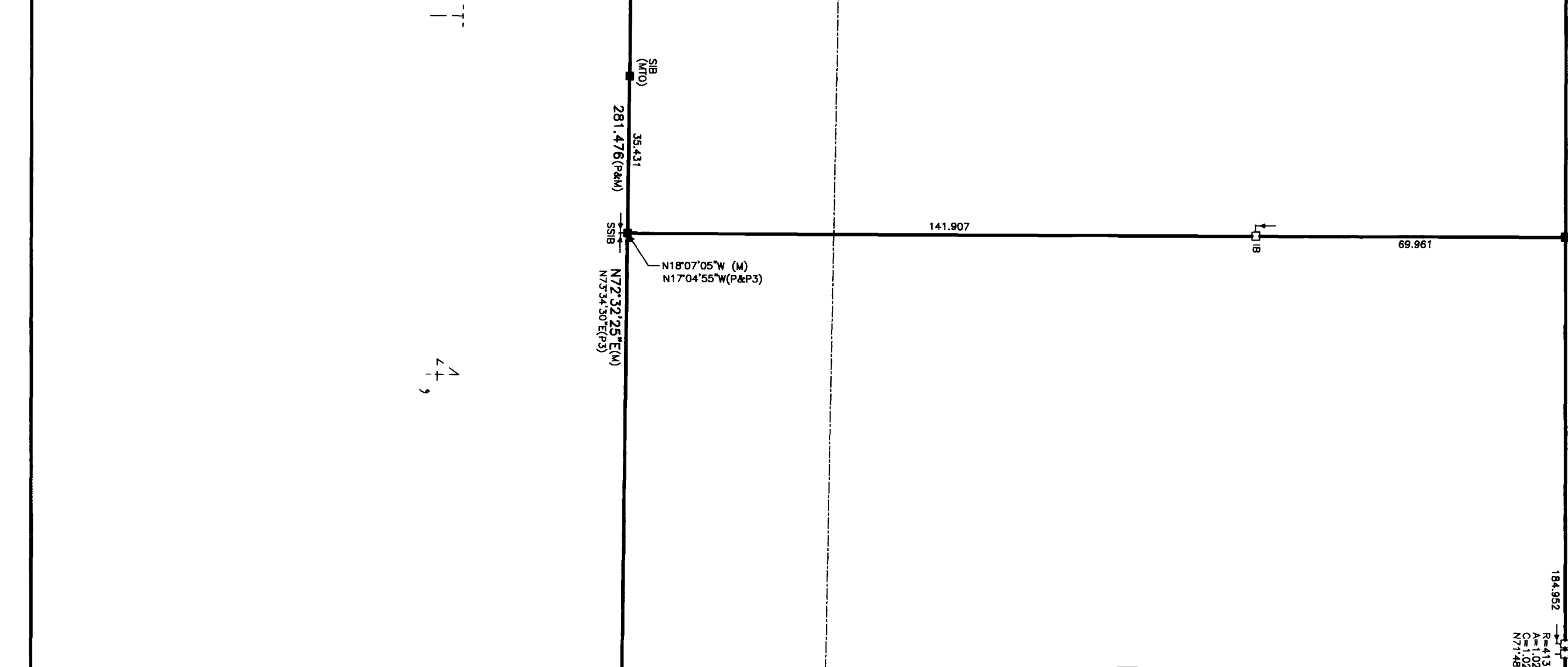
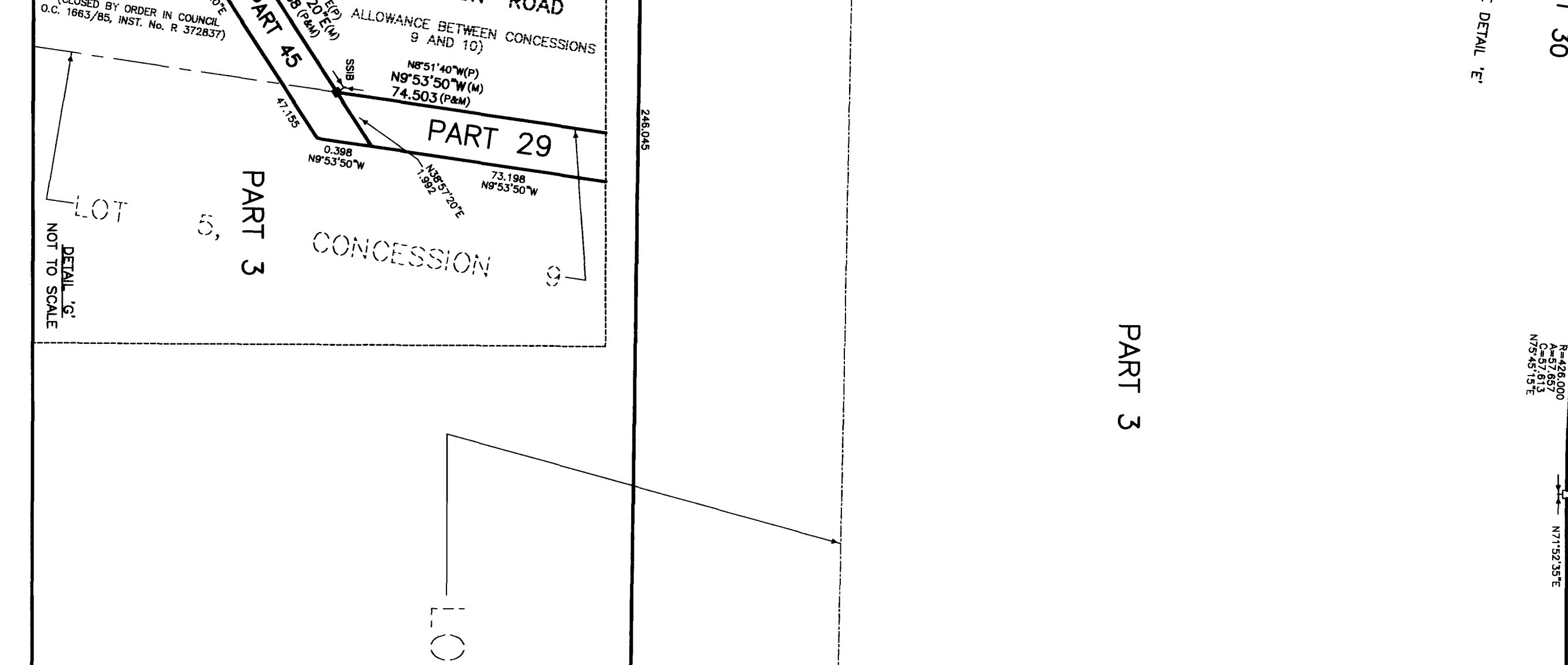
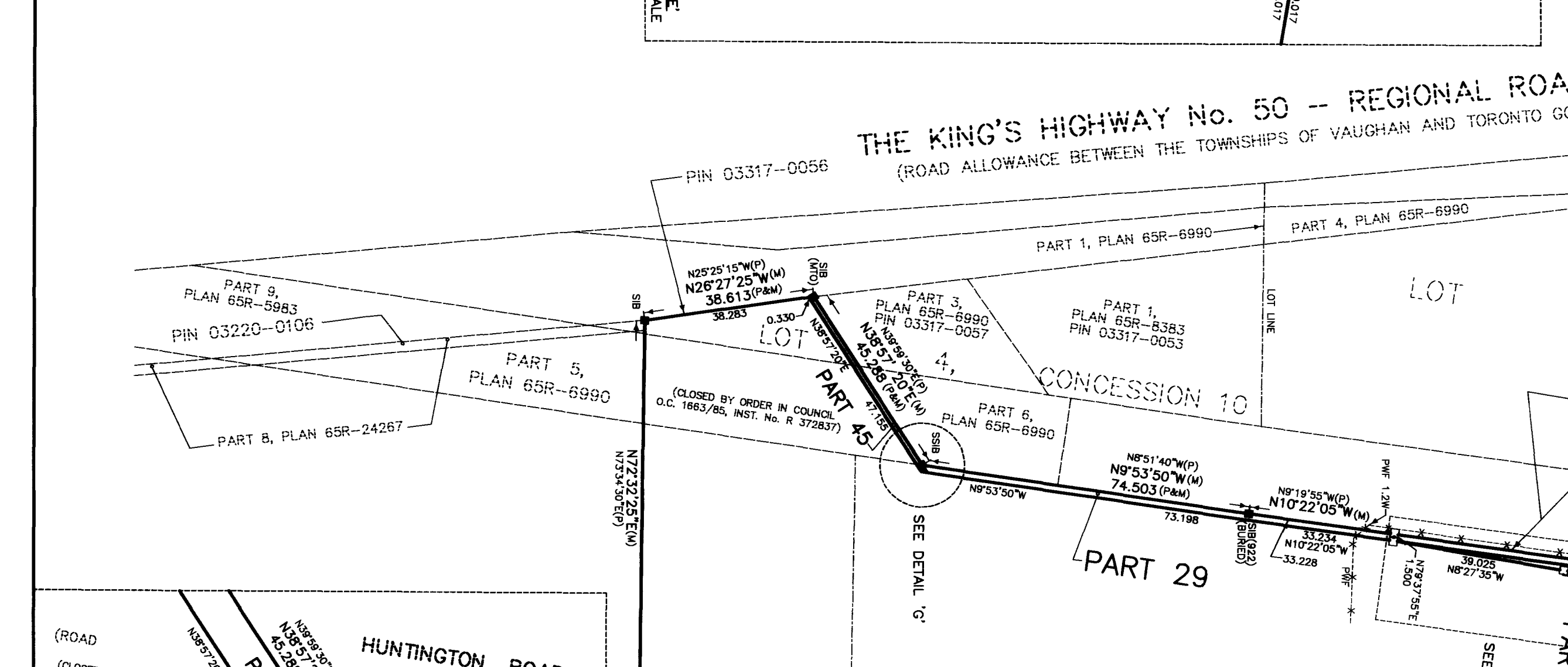
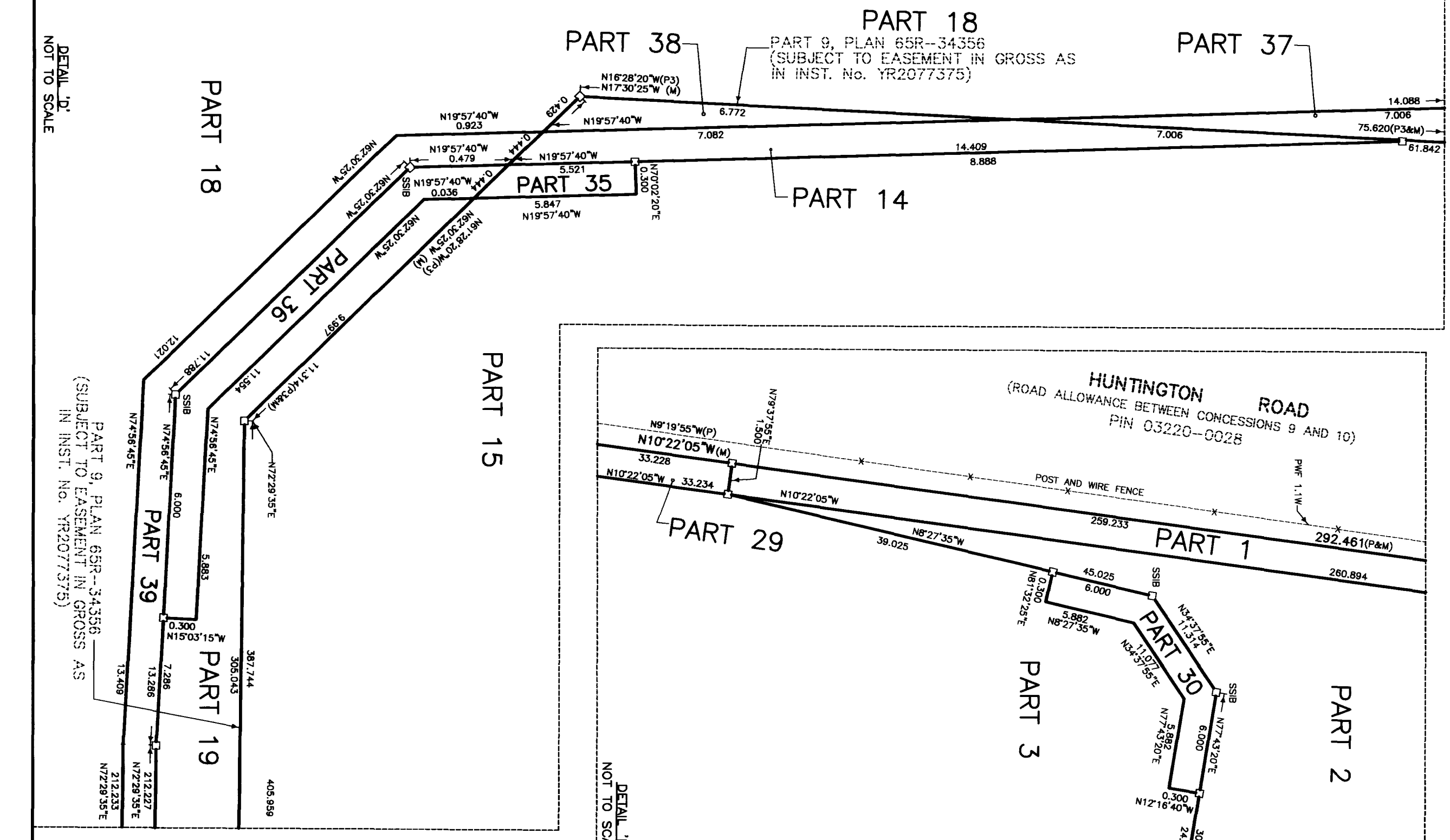
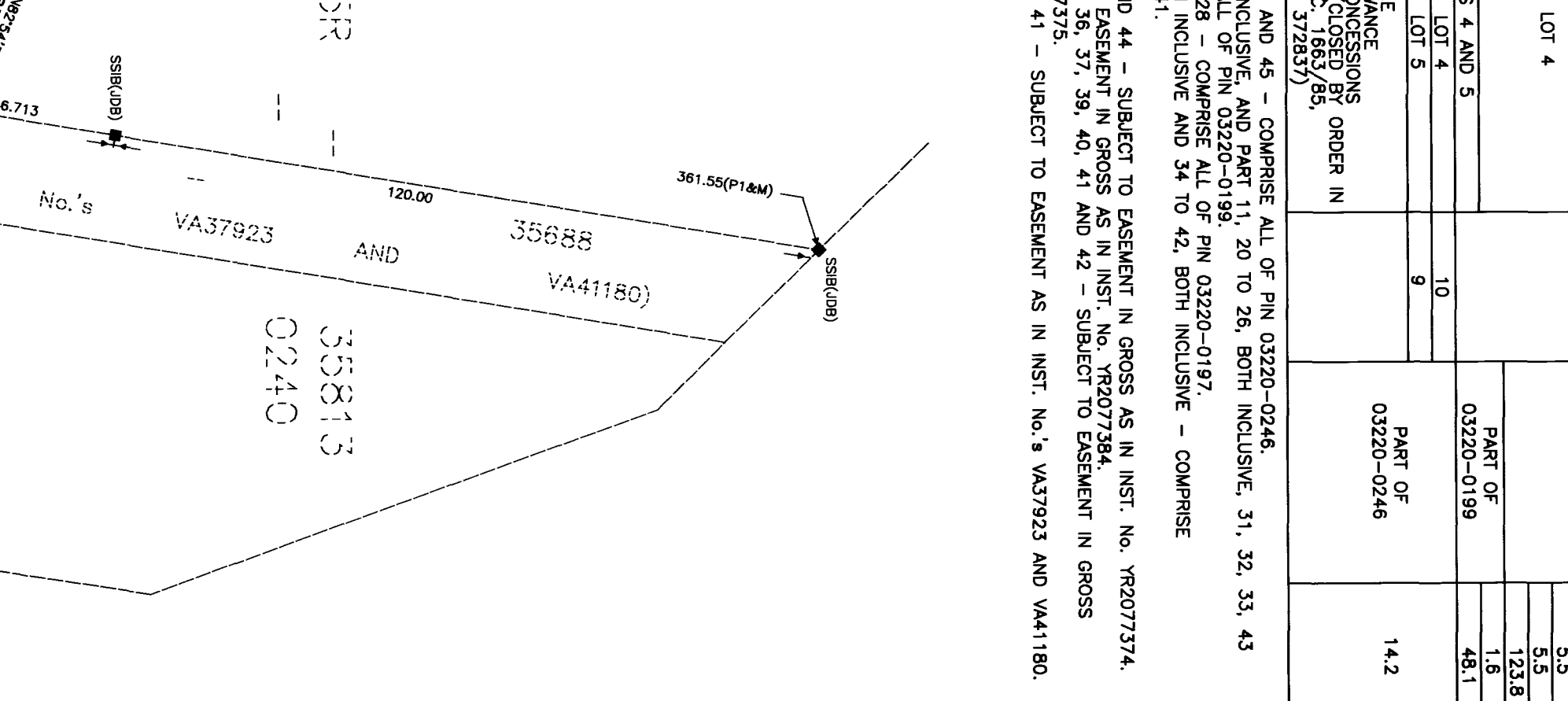
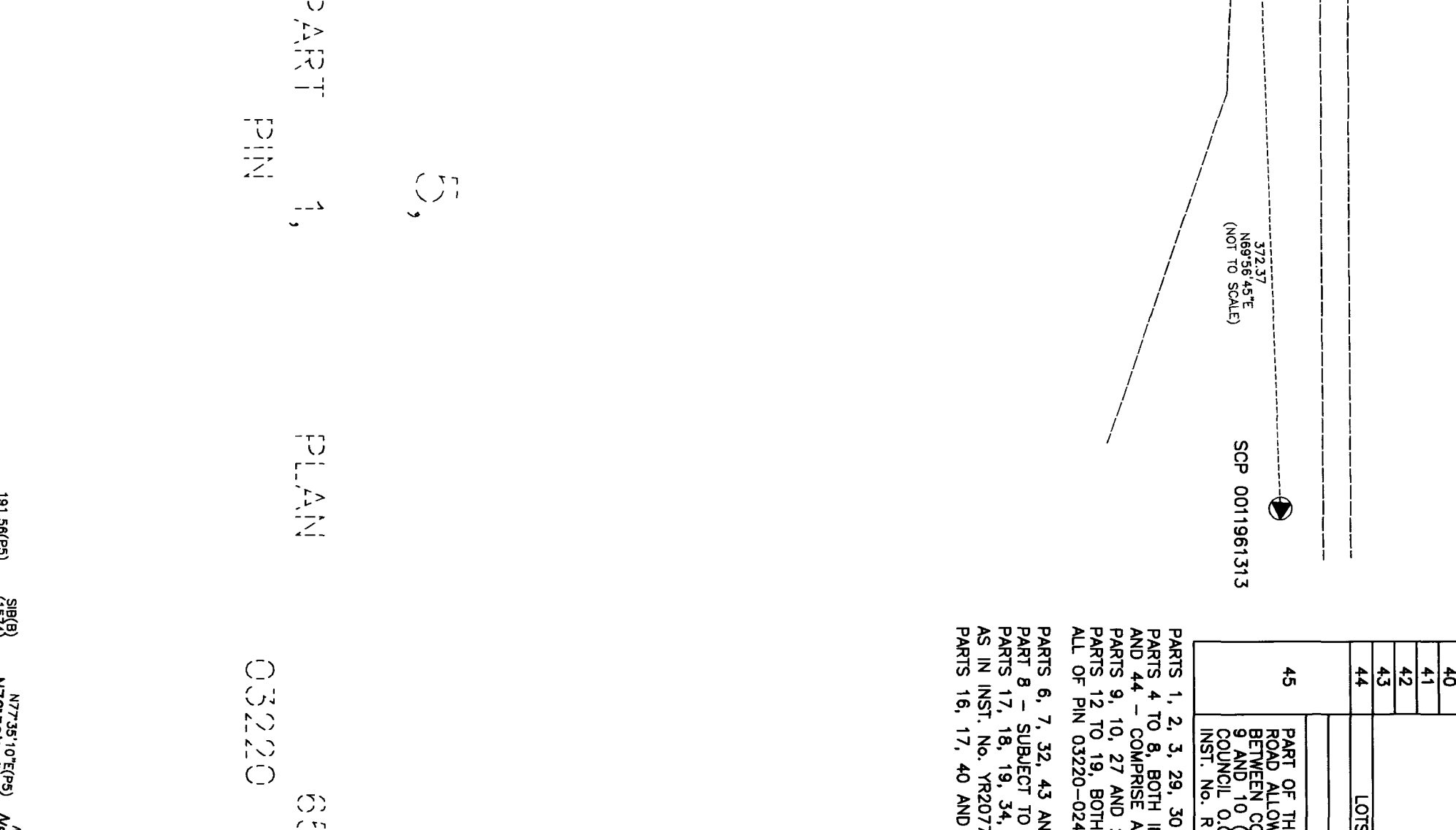
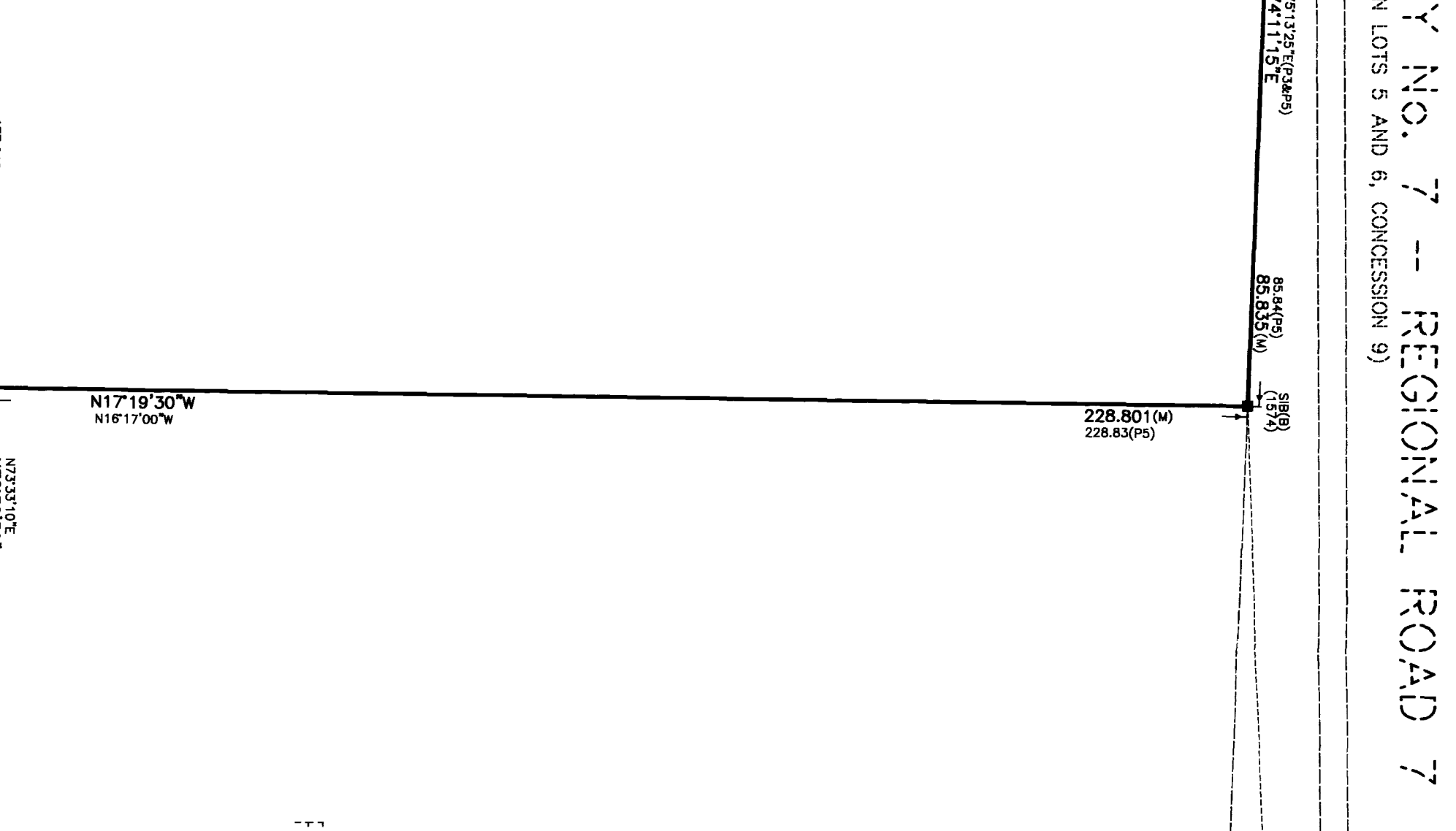
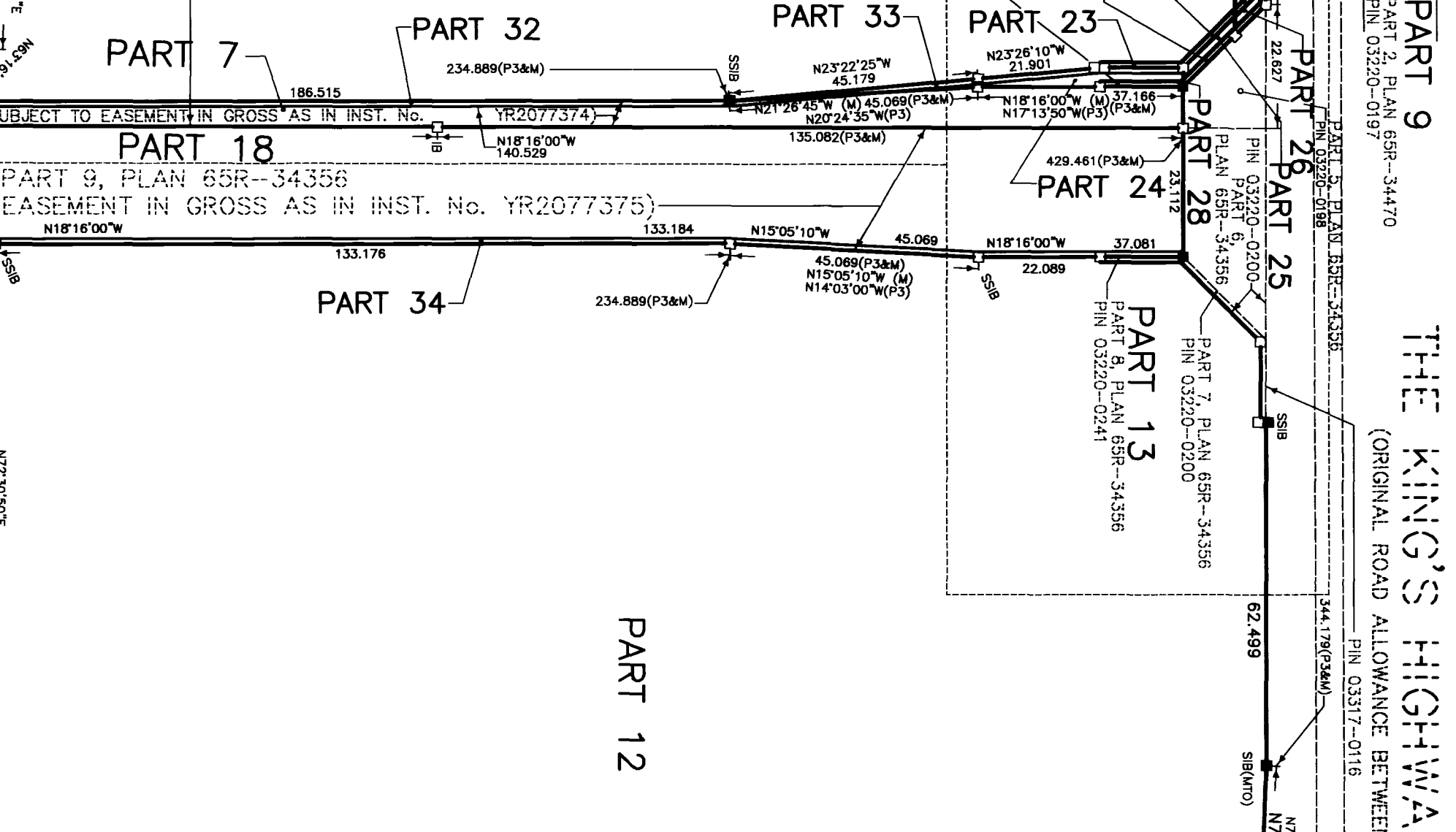
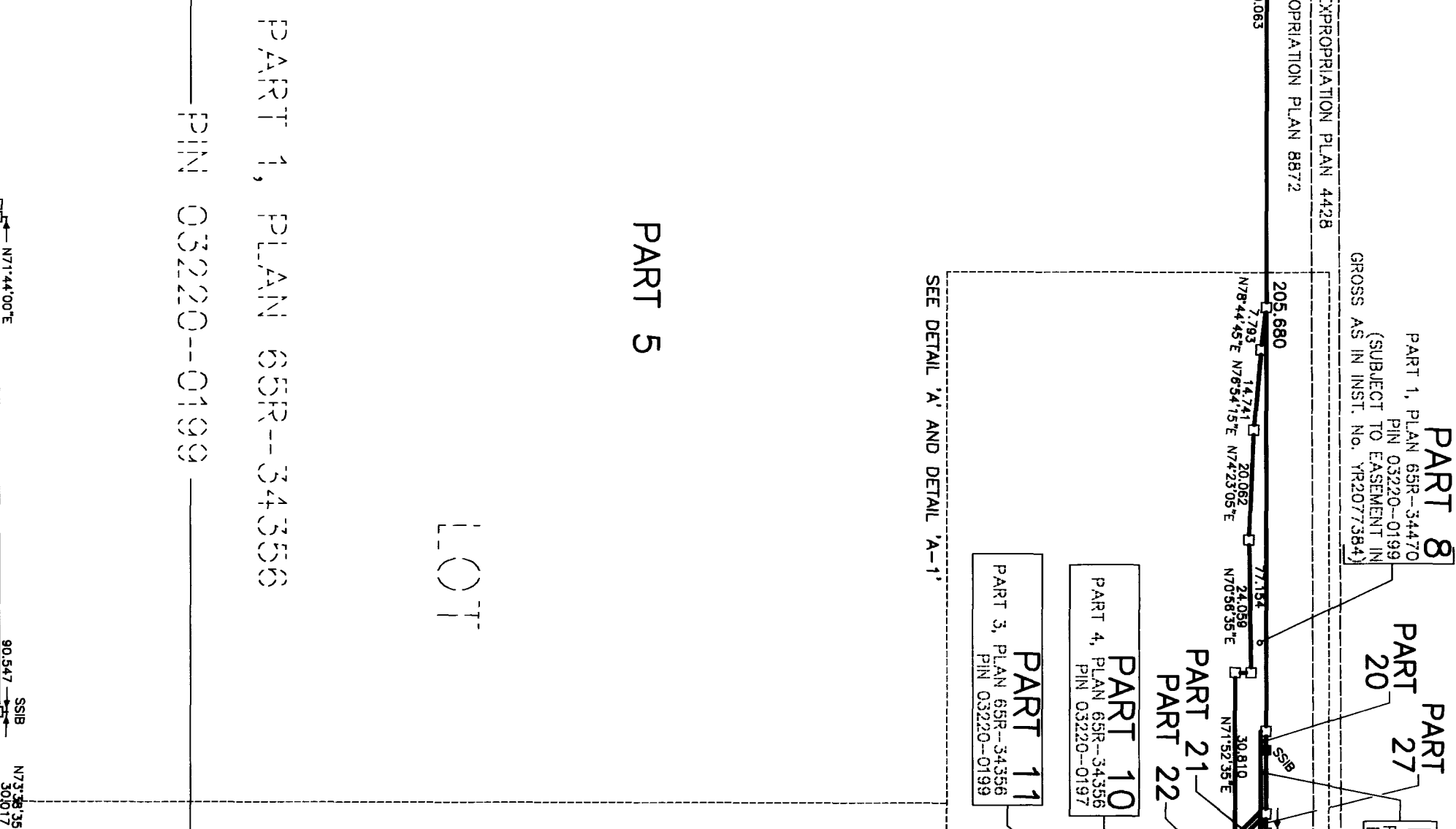
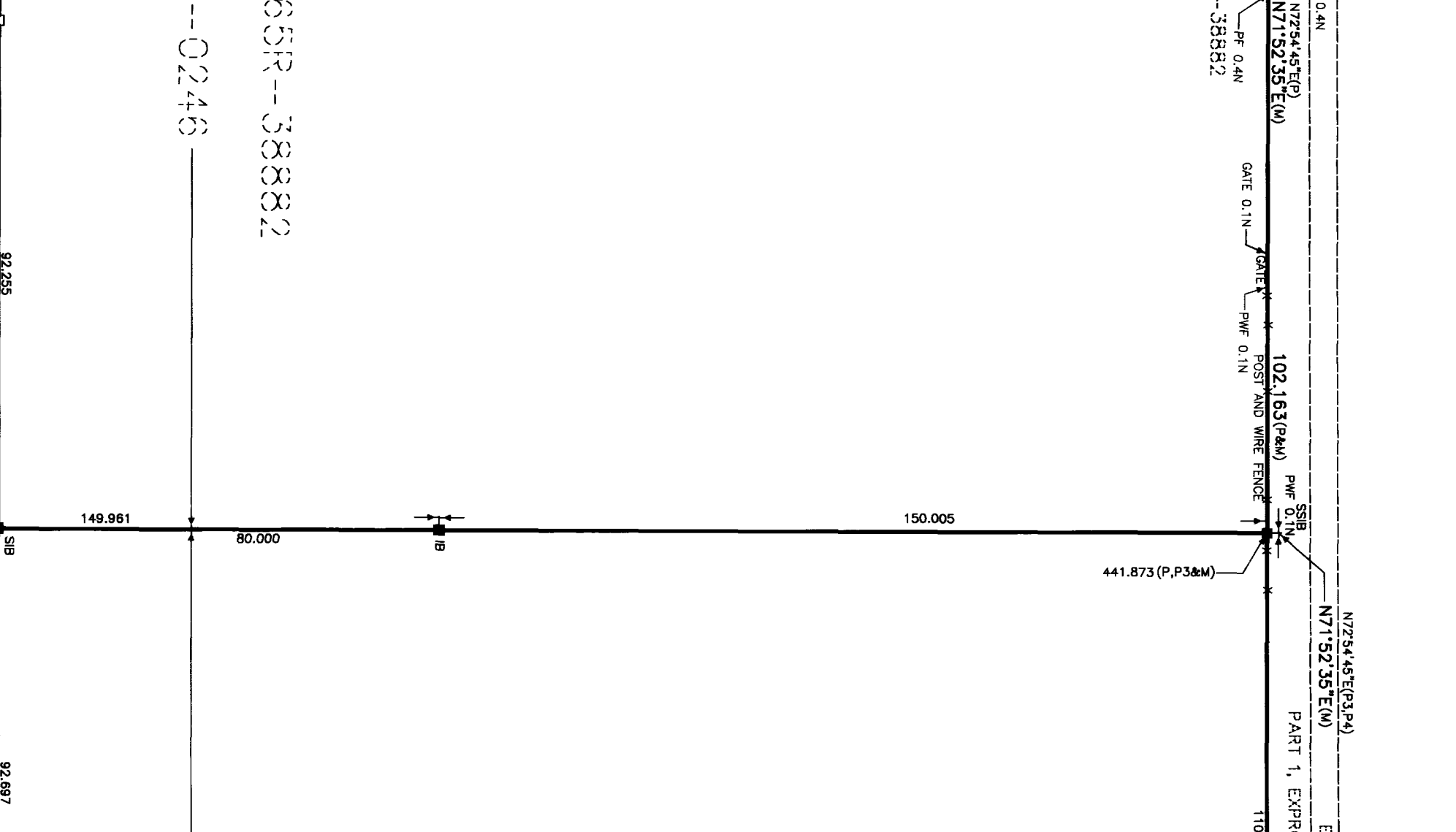
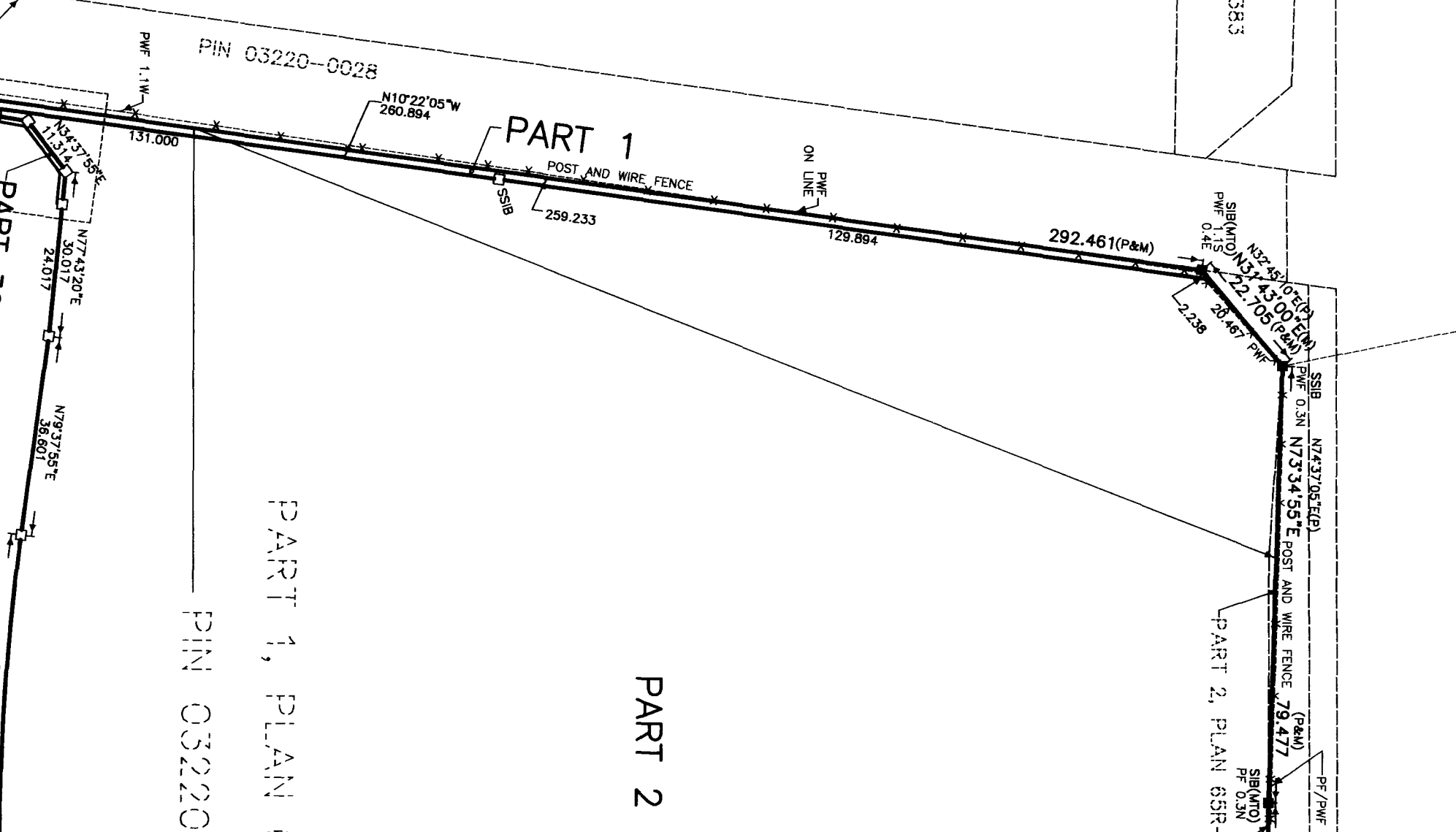
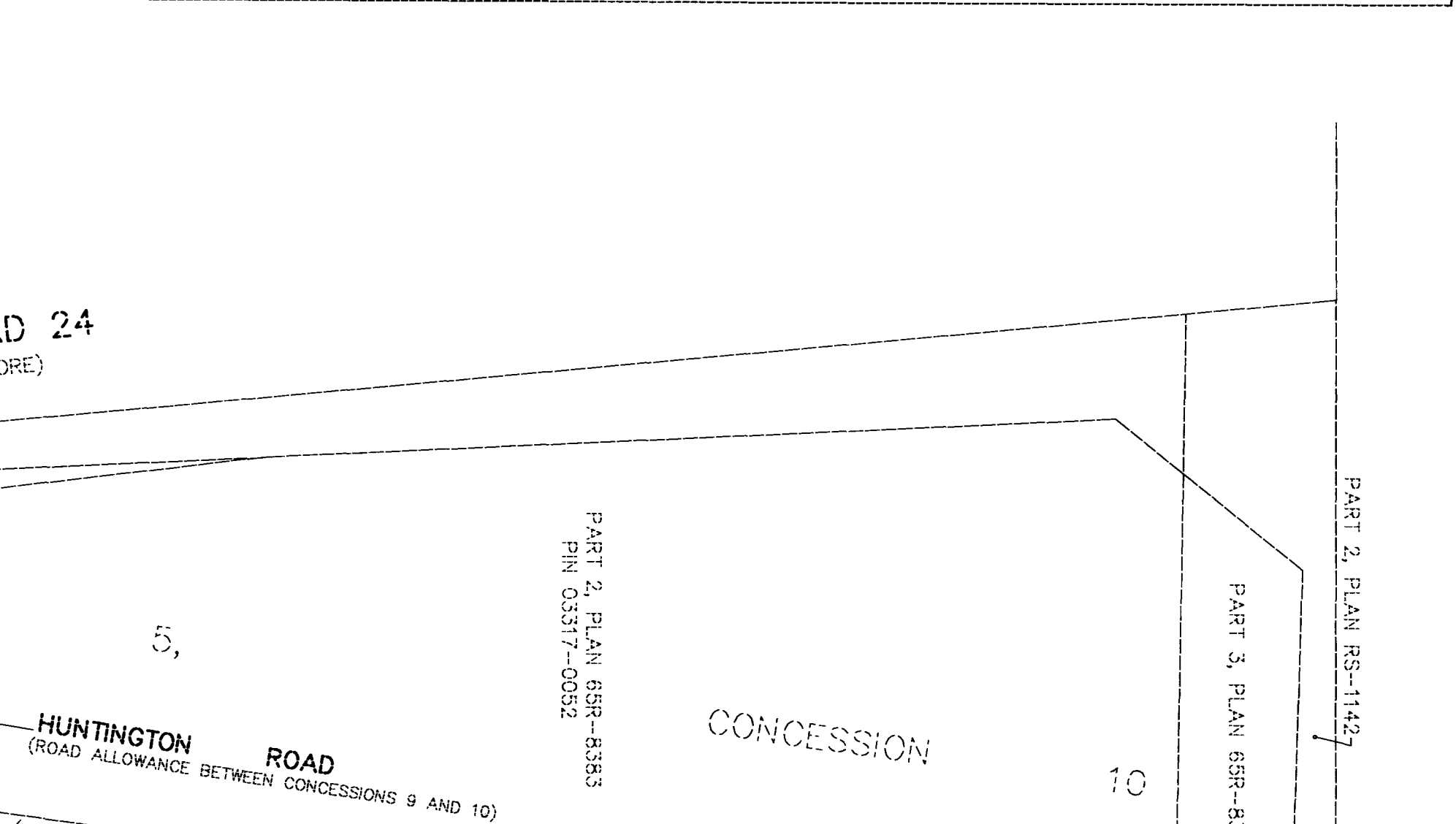
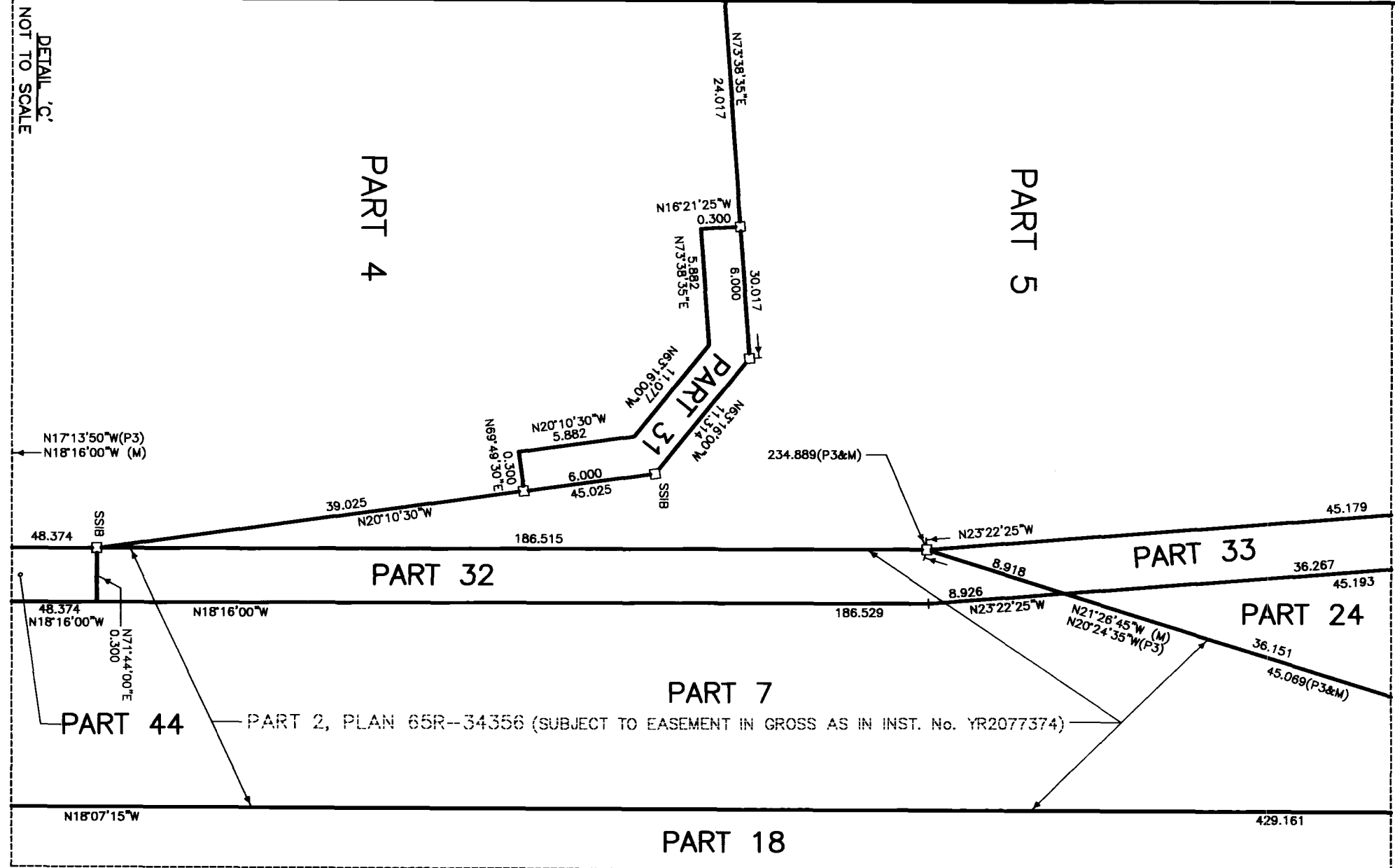
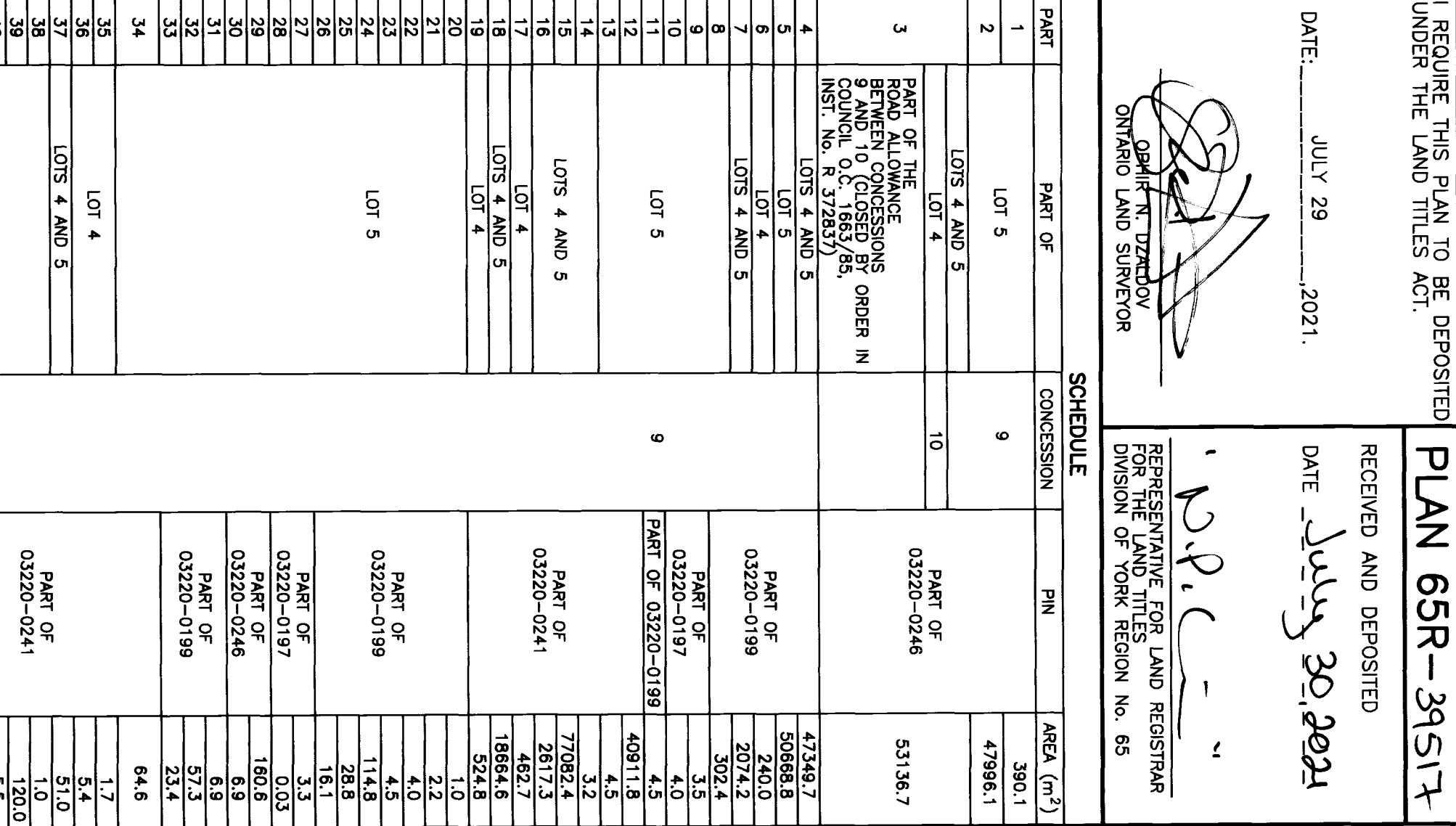
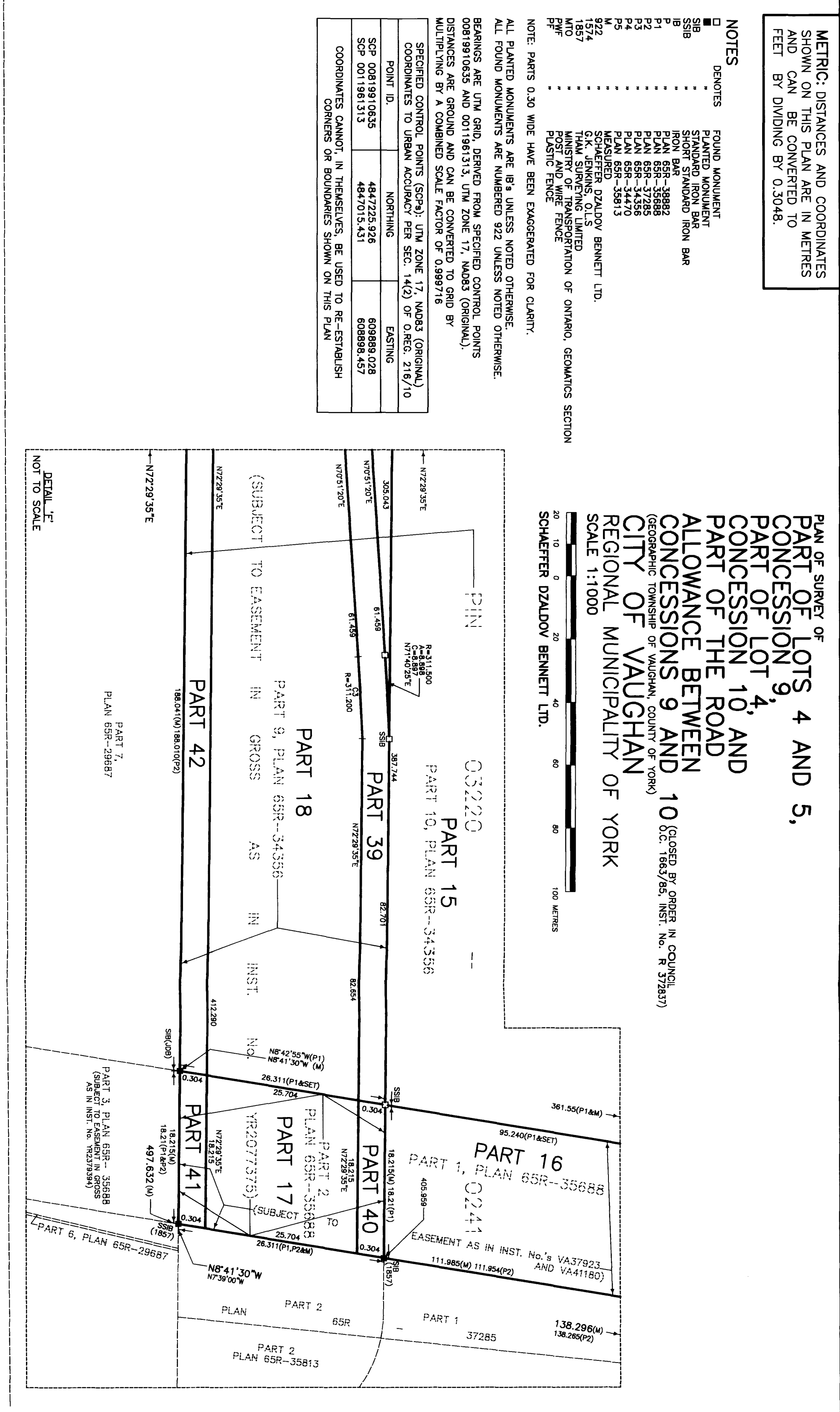
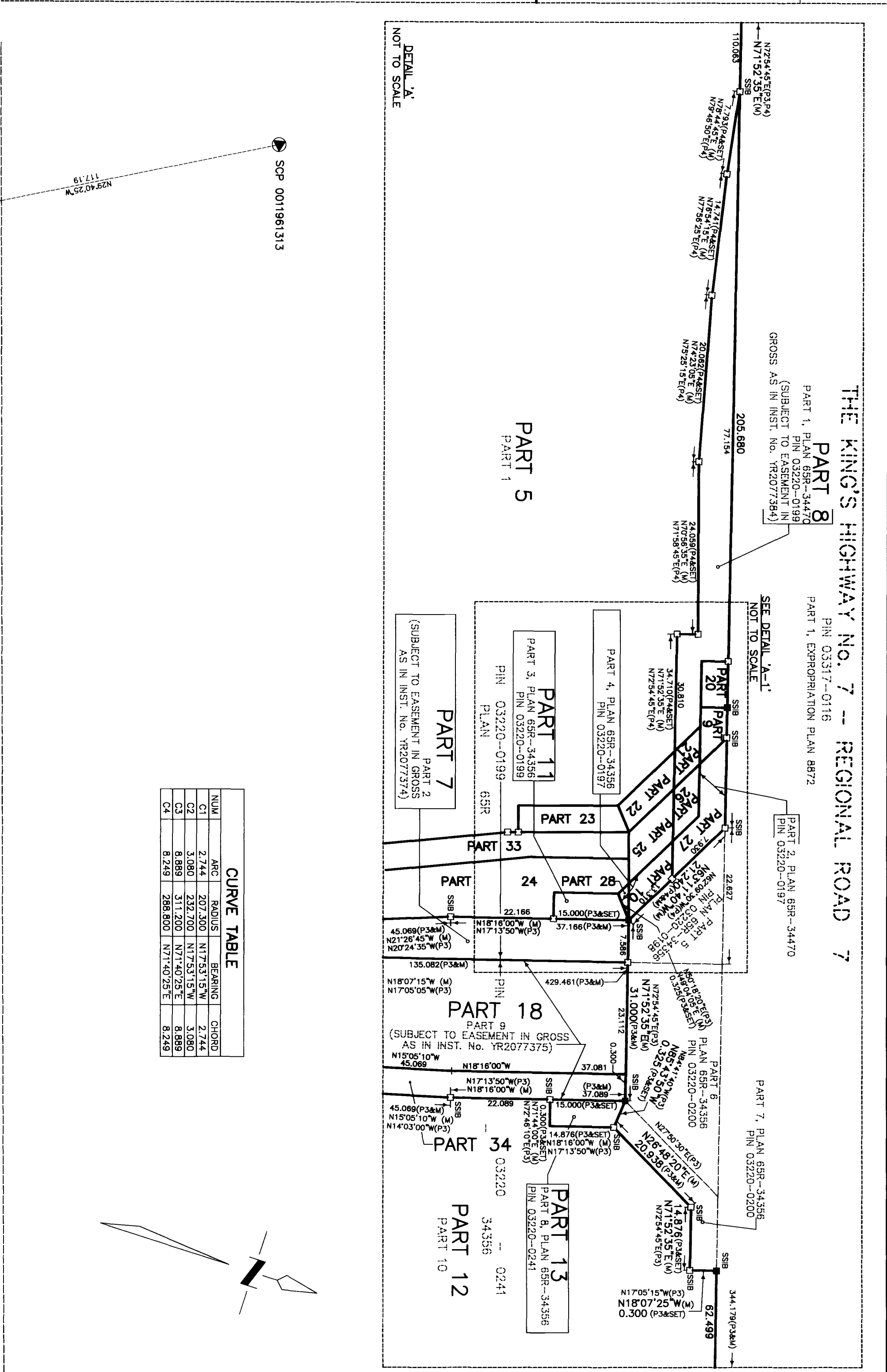
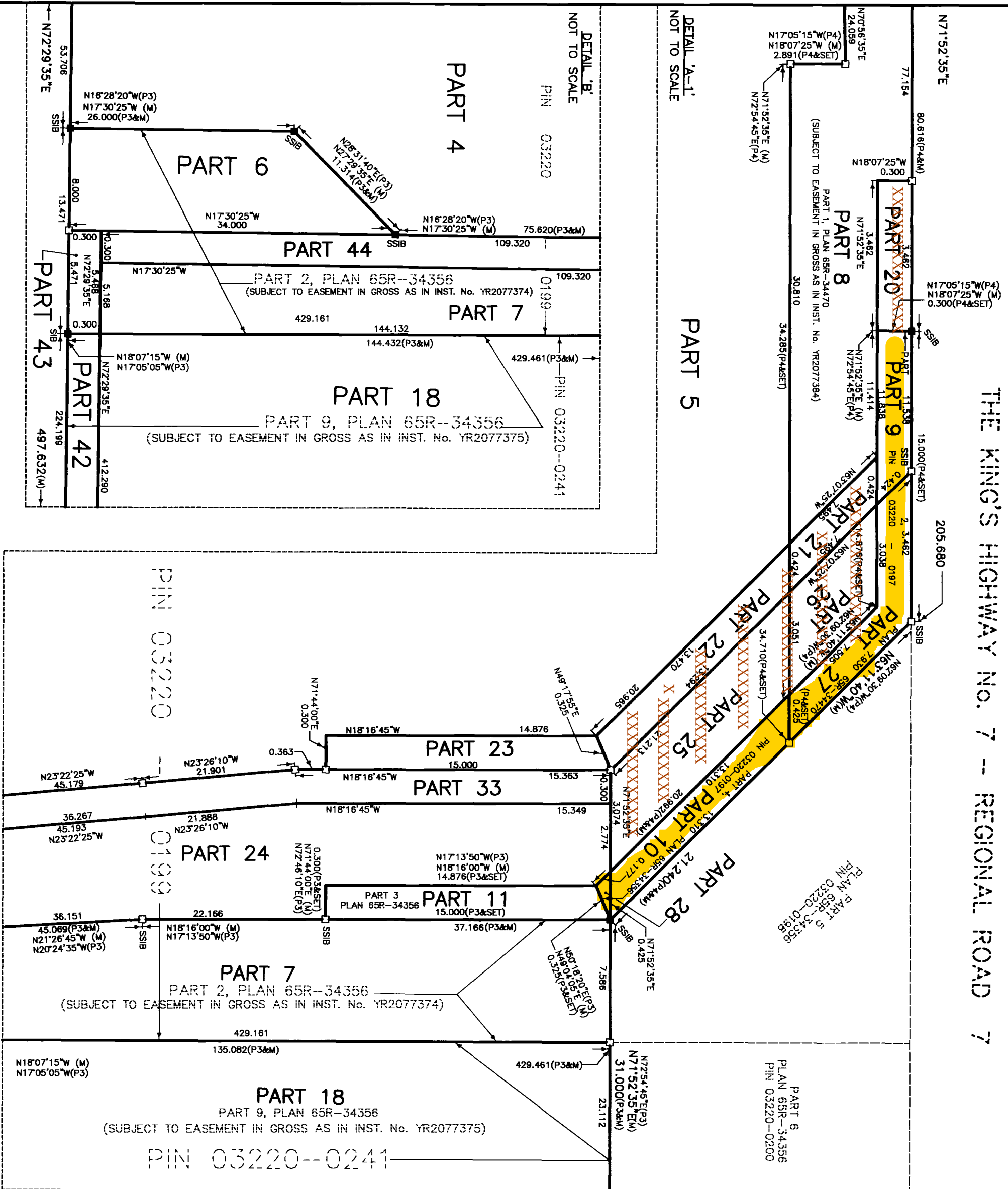
Water Resources recommends that any geotechnical and hydrogeological investigations undertaken by the owner take into account the fact that groundwater levels may currently be artificially depressed at the site due to third party permanent dewatering systems in the area. Because new development should not rely on the influence of nearby third party dewatering systems in its geotechnical and hydrogeological studies, any assessment for the subject site must account for third party dewatering systems in the surrounding area. It is recommended that the Owner arrange for a pre-consultation meeting with the applicable regulatory agencies, including the Ministry of Environment, Conservation and Parks (MECP) to assist in this process. Also, please note that the Environmental Monitoring and Enforcement group of the Environmental Services department should be contacted at sewerusebylaw@york.ca for a dewatering permit, if required.

Should you have any questions regarding the above, please contact Gabrielle Hurst at extension 71538 or through electronic mail at gabrielle.hurst@york.ca

Regards,

Gabrielle Hurst

Gabrielle Hurst, MCIP, RPP. Associate Planner, Community Planning and Development Services, Regional Municipality of York



Lenore Providence

Subject: FW: [External] RE: B018/21 - Request for Comments: (6701 HWY 7 / Hwy 7 and Hwy 50, Woodbridge) -905-21-390

From: Gordon, Carrie <carrie.gordon@bell.ca>

Sent: September-29-21 8:49 AM

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

Subject: [External] RE: B018/21 - Request for Comments: (6701 HWY 7 / Hwy 7 and Hwy 50, Woodbridge) -905-21-390

Hi Lenore,

Re: Severance application 018/21

Subsequent to review of the abovementioned consent application at 6701 Hwy 7 / Hwy 7 and Hwy 50, Woodbridge, Bell Canada’s engineering department have determined that there are no concerns or comments at this time.

Kind regards,

Carrie Gordon



Associate, External Liaison
Right of Way Control Centre
140 Bayfield St, Fl 2
Barrie ON, L4M 3B1
T: 705-722-2244/844-857-7942
F :705-726-4600

SCHEDULE C: PUBLIC & APPLICANT CORRESPONDENCE				
Correspondence Type	Name	Address	Date Received (mm/dd/yyyy)	Summary
Applicant / Authorized Agent	KLM Planning, Robert Lavecchia		12/20/2021	Planning Justification Report
Applicant / Authorized Agent	KLM Planning, Robert Lavecchia		7/21/2021	Cover / Summary Letter



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F. 905.669.0097
klmplanning.com

P-2197

July 21, 2021

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

Attention: Christine Vigneault

Re: 1406979 Ontario Limited c/o Zzen Group
Consent to Sever and Minor Variance Applications
6701 Highway 7 & 7551 Huntington Road
South side of Highway 7, east of Old Huntington Road
Part of Lots 4 & 5, Concession 9
City of Vaughan, Regional Municipality of York

Dear Ms. Vigneault,

KLM Planning Partners Inc. is the land use planner on behalf of 1406979 Ontario Limited c/o Zzen Group (the "Owners") with respect to their above noted lands located at 6701 Highway 7 & 7551 Huntington Road (the "Subject Lands"). On behalf of our client, we are pleased to submit the following enclosed materials in support of an applications for Consent to Sever and Minor Variance.

The subject lands are municipally known as 6701 Highway 7 & 7551 Huntington Road and legally known as Part of Lots 4 & 5, Concession 9 being located on the south side of Highway 7, east of Old Huntington Road. The subject lands are designated Prestige Employment of the City of Vaughan Official Plan. The subject lands are currently zoned A Agriculture Area Zone and EM1 Prestige Employment Zone of the City of Vaughan Zoning By-law 1-88.

A portion of the Subject Lands are subject to Zoning By-law 121-2020 which rezones a portion of the lands from (A) Agriculture to (EM1) Prestige Employment as noted above. Further, the lands are subject to a development agreement between the Owners and the City of Vaughan (the "City") which will convey lands to the City for the purposes of extending existing New Huntington Road and Gibraltar Road as shown on the enclosed Severance Sketches. The Consent to Sever applications proposed are to facilitate the severance of the portions of the Subject lands zoned (EM1) Prestige Employment from the balance of the lands still zoned (A) Agriculture. Site Plan applications have been submitted to the City and are currently under review.

Consent Sketches have been prepared by KLM Planning Partners Inc. dated June 23, 2021, outlining the conveyance of the new public rights of way and proposed severance of the Subject Lands as described above. The development agreement as noted above will naturally sever the lands in two parcels on the west (Parcel A) and east (Parcel B) side of the new rights of way. The Consent to Sever applications will

then further sever the Subject Lands into Severed and Retained Parcels A and B effectively separating the rezoned lands from the agricultural lands facilitating future development of the rezoned lands via the in-process Site Plan applications.

In addition to the Consent to Sever applications, Minor Variance applications are required for three of the four parcels that are to be created to seek relief from the requirements of By-law 1-88 related to the minimum lot area in the Agricultural zone and the requirement for a landscape strip in employment zones which abut an Open Space zone. A brief rationale for the required minor variances is as follows:

Retained Parcels A and B

Minor Variance Required:

The minimum lot area shall be 9.5 ha for Retained Parcel A and 3.5 hectares for Regained Parcel B;

WHEREAS

The minimum lot area in the Agricultural Zone is 10 hectares.

Planning Rationale:

The general intent and purpose of the Official Plan and zoning by-law are to define the City's settlement and rural areas and further provide for Agricultural and Employment uses within these areas that are on lots that are of sufficient size and configuration to support their intended uses. The lands subject to this minor variance are within the City's settlement areas and designated in the Official Plan for employment uses while still being within the Agricultural zone of the Zoning By-law 1-88. Given that Vaughan Council has determined these lands shall be designated for urban and not agricultural uses, it is not appropriate for the lands to be subject to the lot area requirements of the Agricultural zone. These lands will be subject to future Planning Act applications in order that they be developed for urban uses and the proposed lot sizes will not preclude these uses from being implemented. These variances are minor in nature and will not preclude the lands from continuing to be used for the growing of field crops on a contract basis until such time that future development applications are submitted and approved allowing the lands to be meet their intended purpose. The variance will have no impact, will not prejudice existing surrounding uses, will not change the current use of the Subject Lands and are desirable in that they will in part facilitate the use of the severed lands for employment uses.

Severed Parcel A

Minor Variance Required:

Where an Employment Area Zone abuts the boundary of lands zoned Open Space, there shall be no requirement for a landscape strip inside the Employment Area zone to be used for no other purpose than landscaping;

WHEREAS

Where an Employment Area Zone abuts the boundary of lands zoned Open Space or Residential, a strip of land not less than 7.5 metres in width and inside the Employment Area Zone and abutting its boundary, shall be used for no purpose other than landscaping.

Planning Rationale:

The general intent and purpose of the Official Plan and zoning by-law are to provide appropriate areas for landscaping and provide separation distance between employment uses and other more sensitive land uses. The open space land use in question is a cemetery use and the employment land use in question is a prestige employment use where no noxious uses are permitted. The cemetery use, while zoned in the OS2 Open Space Park zone, is not intended for recreation uses and is generally not an intensive land use whereby large numbers of active users are present. The impact of the variance is minor in nature and will be negligible in the context of the cemetery lands having been filled and raised by some number of meters above the lands subject to the propose variance resulting in a sloped area abutting the property line which effectively creates a separation between the cemetery use and the future employment use. This variance is desirable as it promotes the efficient use of employment land within the City's urban area which will in part reduce the need for further expansion of urban areas for employment uses. This variance is minor in nature and does not impact the operation or use of the abutting cemetery lands and does not remove the requirement for a 6 metre interior yard in the EM1 Prestige Employment zone which will provide an appropriate separation from the abutting cemetery use.

Given the above it is our opinion that the proposed minor variances meet the intent and purpose of the Official Plan and zoning by-law, are minor in nature, are desirable and represent good planning.

In support of the proposed application for Consent to Sever and Minor Variance, please find enclosed the following materials in accordance with the City of Vaughan Consent and Minor Variance Application submission requirements.:

1. One (1) copy of each of the completed Consent to Sever application forms for Parcels A and B;
2. One (1) copy of each of the completed Minor Variance application forms for Retained Parcels A and B and Severed Parcel A;
3. One (1) cheque in the amount of \$17,198 for the applicable Consent and Minor Variance Application Fees per the below breakdown;
 - a. Consent: $\$3,759.00 \times 2 = \$7,518.00$
 - b. Minor Variance (Agricultural): $\$3,060.00 \times 2 = \$6,120.00$
 - c. Minor Variance (Industrial): $\$3,560.00$
4. One (1) copy of the ROW Conveyance Consent Sketch, prepared by KLM Planning Partners Inc., dated June 23, 2021;
5. One (1) copy of the Severance Consent Sketch, prepared by KLM Planning Partners Inc., dated June 23, 2021;
6. One (1) copy of the Minor Variance Sketch, prepared by KLM Planning Partners Inc., dated June 23, 2021;
7. One (1) copy of the Draft Reference Plan, prepared by Schaeffer Dzaldov Bennett Ltd., dated May 27, 2020;
8. One (1) copy of the Notice of Decision for Consent application B31/00 issued by the City of Vaughan on April 7, 2000;
9. One (1) copy of the Notice of Decision for Consent application B063/06 issued by the City of Vaughan on December 15, 2006;
10. One (1) USB drive containing all digital materials.

I trust that the above materials are in order. Should you have any questions with respect to the enclosed or require anything further, please do not hesitate to contact the undersigned.

Yours truly,

KLM PLANNING PARTNERS INC.



Robert Lavecchia B.U.R.Pl.

Senior Planner II

CC: Mr. Sam Speranza, Zzen Group of Companies



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KLM File: P-2197

December 20, 2021

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

Attention: Christine Vigneault
Re: Livwest North Inc.
Planning Rationale for Consent to Sever Applications
6701 Highway 7 & 7551 Huntington Road
South side of Highway 7, east of Old Huntington Road
Part of Lots 4 & 5, Concession 9
City of Vaughan, Regional Municipality of York

Dear Ms. Vigneault,

KLM Planning Partners Inc. is the land use planner on behalf of Livwest North Inc. and 1406979 Ontario (the "Owner") with respect to their above noted lands located at 6701 Highway 7 & 7551 Huntington Road (the "Subject Lands").

The Subject Lands are municipally known as 6701 Highway 7 & 7551 Huntington Road and legally known as Part of Lots 4 & 5, Concession 9 being located on the south side of Highway 7, east of Old Huntington Road. The Subject Lands are designated Prestige Employment of the City of Vaughan Official Plan. The Subject Lands are currently zoned 'A' Agriculture Area Zone and 'EM1' Prestige Employment Zone of the City of Vaughan Zoning By-law 1-88.

Consent and Minor Variance applications were submitted to the City on July 22, 2021 and in response, planning staff at the City in their email dated October 6, 2021 requested a planning rationale for the proposed consent applications and is provided below.

Provincial Policy Statement 2020

The Provincial Policy Statement 2020 (the "PPS") came into effect on May 1, 2020 and is the guiding document providing policy direction on matters of Provincial interest related to planning and development. The PPS sets the policy foundation to regulate land use and development while also supporting the Provincial goal to enhance the quality of life for all Ontarians. The Ontario Planning Act, 1990 (the "Act") requires that all decisions that affect planning matters shall be consistent with policy statements issued under the Act, including the PPS.

The Subject Lands meet the definition of a settlement area under the PPS being within the City of Vaughan built up area and having been designated for development over the long-term planning horizon. The PPS does not prohibit severance applications or lot creation within settlement areas.

The consent applications are consistent with the Provincial Policy Statement.

A Place to Grow: Growth Plan for the Greater Golden Horseshoe 2020

A Place to Grow: Growth Plan for the Greater Golden Horseshoe 2020 (the “Growth Plan”), prepared under the *Places to Grow Act, 2005* is a framework document that seeks to implement the Provincial vision for the establishment of strong, prosperous communities to the year 2051. The Subject lands are within the City of Vaughan and Region of York delineated built up areas and are therefore a location where growth is expected and broadly encouraged.

While the Growth Plan does not provide specific policies on consent applications or lot creation within the built up areas, it does provide policies on where and how growth should take place, preparing infrastructure to support growth and protecting natural areas and resources. As noted above, the Subject Lands are within a settlement area with a delineated built boundary and have existing or planned municipal water and wastewater systems. Further, the lands are designated for growth and will, together with the fulfillment of the surrounding Official Plan policies, support the achievement of complete communities. The proposed applications will also help to achieve the intensification strategies of the City and Region and will create parcels of land to be developed in the future in accordance with the existing land use permissions.

The proposed applications will also support the objectives of the Growth Plan related to employment by making efficient use of an existing employment area which is currently underutilized. The proposed lot creation will allow for the future development of the lands and increase employment densities in a designated employment area. Further, by contributing to the implementation of an employment use in a designated employment area, the intended employment function of the lands will be preserved and protected.

The proposed applications conform to the Growth Plan.

Parkway Belt West Plan

The Subject Lands are not within the Parkway Belt West Plan area.

Greenbelt Plan 2017

The Subject Lands are not within the Greenbelt Plan area.

Oak Ridges Moraine Conservation Plan 2017

The Subject Lands are not within the Oak Ridges Moraine Conservation Plan area.

Ontario Heritage Act

No structures on the Subject Lands are designated under Part IV of the Ontario Heritage Act however one structure is listed under the Ontario Heritage Act. This structure will remain on one of the newly created lots where no further development beyond the lot creation will be proposed and this structure is not proposed or required to be demolished as part of the consent applications.

The proposed applications conform to the Ontario Heritage Act.

Region of York Official Plan (April 2019, Office Consolidation)

The Region of York Official Plan (the “YROP”) provides consistent overarching Planning and Development Framework within the Region. The Plan designates the Subject Lands as *Urban Area* on Map 1 Regional Structure of the Plan. Generally speaking, the YROP does not prohibit consent applications in the *Urban Area*.

The consent applications will in part implement employment uses on the Subject Lands which are designated but vacant, will help to realize the forecasted employment growth and will make use of the municipal infrastructure and services deployed to support anticipated growth. The implementation of an employment use on employment lands will help the City accommodate the minimum employment growth forecasts required by the Region. Further, the proposed applications, by contributing to the implementation of growth within the Regions’ *Urban Area* will in part help to avoid further urban expansion for employment uses in the Region. The consent applications will provide appropriately sized employment blocks that can be developed with a high quality urban design and meet the various design objectives of the YROP.

The proposed applications conform to the Region of York Official Plan.

City of Vaughan Official Plan (December 2020, Office Consolidation)

The general purpose of the VOP is to establish the policies and the primary objectives to address the City’s land use planning matters and manage future growth. The VOP defines the City’s planned Urban Structure which, as it relates to the proposed applications, is intended to maintain the stability of and support Employment Areas. Further, the VOP intends to support employment uses within employment areas that are on lots that are of sufficient size and configuration to support their intended uses. The Subject Lands are designated *General Employment* and *Prestige Employment* by the VOP under *Land Use Schedule 13*, which permits a wide range of employment uses.

Schedule 1 to the City’s Official Plan identifies the Subject Lands as being within an employment area and accordingly should be a focus for employment development which the proposed consent applications will help to implement. While the Subject Lands are not within an intensification area, the proposed applications represent the appropriate intensification of vacant and underutilized lands within the built-up area of the City.

The proposed applications will create appropriately sized lots that can contribute to the range of building designs available in the employment area and allow for planned and vacant employment lands to be developed and intensified. The Subject Lands have been designated for an employment use which has not materialized and the proposed development would appropriately intensify uses on the Subject Lands as envisioned by the VOP.

Future development on the parcels created by the proposed application can be carefully designed with a high standard of public realm and urban built form and contribute to an emerging urban environment. Strong pedestrian connections and an attractive and activated streetscape could also contribute to a high standard of design through future development applications.

Chapter 10 of the VOP provides policies related to consent to sever applications specifically. These policies explicitly permit the creation of new lots by way of consent to sever land where a plan of subdivision is deemed not necessary. The City has agreed that a plan of subdivision is not necessary and has entered into a development agreement with the Owners to provide for all required land conveyances and municipal services. Further, the lots to be created will allow for an appropriate net developable area on both severed and retained lots to accommodate the future use of the land as permitted by the existing land use designations. The lots created will not extend or promote strip development or implement any uses that are inconsistent with the policies of the VOP.

Further, the proposed consent applications will not disturb any existing pattern of development, perpetuate an undesirable pattern of development or prejudice the layout of future development. The proposed applications will not be a forerunner of other similar applications on the original parcel as the parcels created will be of an appropriate size and configuration to implement future development on the lands. The Subject Lands being relatively isolated and surrounded almost entirely by major roads and highways will not block any future potential access points or further fragmentation of ownership and have already been subject to the block planning process being within the Block 57/58 Block Plan area.

The proposed consent applications would not create a non-conformity with the Official Plan and the approval of the submitted site plan on one of the parcels to be created has been delegated to staff with this approval being forthcoming. The zoning deficiencies that result from the consents are a consequence of a portion of the Subject Lands still being zoned for agricultural uses notwithstanding their inclusion in the City's built boundary and designation for urban uses. Minor variance applications have been submitted to seek relief from the zoning by-law and in our opinion meet the required tests of a minor variance application as prescribed by the Act.

Lastly, the proposed size and shape of the proposed lots are compatible with the local pattern, size and configuration streets and blocks, the size and configuration of existing lots as well as the uses, building types, heights, scale and setbacks on nearby properties. The proposed lots have been reviewed by the appropriate professions to confirm that the lands can be accessed and serviced in a manner acceptable to the City, the details of which are contained in the development agreement noted above.

The proposed applications conform to the Vaughan Official Plan.

I trust that the above is satisfactory for the purpose of processing the submitted consent to sever application. Should you have any questions with respect to the above or require anything further, please do not hesitate to contact the undersigned.

Yours truly,
KLM PLANNING PARTNERS INC.



Robert Lavecchia B.U.R.PI.
Senior Planner II

cc: Sam Speranza, Zzen Group of Companies

SCHEDULE D: PREVIOUS COA DECISIONS ON THE SUBJECT LAND		
File Number	Date of Decision MM/DD/YYYY	Decision Outcome
None.		