

To: Committee of Adjustment
From: Various Departments and Agencies
Date: 11 September 2018
Name of Owner: Suncor Energy Inc.
Location: 8480 Highway 27, Woodbridge
File No.(s): **B016/18**

**Zoning Classification:**

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

Proposal:**Lot Frontage:**

The minimum Lot Frontage requirement for the conveyed lands is 65.0 metres.

The minimum Lot Frontage requirement for the retained lands is 65.0 metres.

The proposed lot frontage of 22.61 metres for the conveyed lands does not comply with the minimum lot frontage requirement.

The proposed lot frontage of 66.52 metres for the retained lands complies with the minimum lot frontage requirement.

Lot Area:

The minimum Lot Area requirement for the conveyed lands is 8000.0 m².

The minimum Lot Area requirement for the retained lands is 8000.0 m².

The proposed lot area of 3385.0 m² for the conveyed lands does not comply with the minimum lot area requirement.

The proposed lot area of 7686.0 m² for the retained lands does not comply with the minimum lot area requirement.

Public Comment(s):**Engineering Comment(s):** Prepared by: Brad Steeves**Additional Note(s):**

1) Consent application B016/18 shall be read in conjunction with variance applications A152/18 & A154/18.

Engineering Condition(s):

The Development Engineering (DE) Department does not object to consent application B016/18 subject to the following condition(s):

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 & 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.

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 & access easements in favour of the retained lands, all to the satisfaction of DE.

3) The Owner/applicant shall obtain approval for the related Site Development Application (DA.18.045) from the Development Engineering (DE) Department.

By-Law and Compliance Comment(s): Prepared by: Sharyn O'Doherty

There are no conditions associated with this application

Bylaw Enforcement Condition(s):

There are no conditions associated with this application

Real Estate Comment(s): Prepared by: Franca Mazzanti

There are no comments associated with this application

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.

Building Septic Comment(s): Prepared by: Rui Sousa

There are no comments associated with this application

Building Septic Condition(s):

There are no conditions associated with this application

Finance Comment(s): Prepared by: Nelson Pereira

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 Special Area Development Charges are payable to the City of Vaughan prior to issuance of a building permit in accordance with the Development Charges Act and Special Area Development Charge By-laws in effect at time of payment.

Finance Condition(s):

- 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).