

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): A152/18

**Zoning Classification:**

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.

Proposal:

1. To permit a minimum Lot Area of 3385.0 m2.
2. To permit a minimum Lot Frontage of 22.61 metres.
3. To permit a minimum Interior Side Yard setback of 1.50 metres to a building.
4. To permit a minimum Rear Yard setback of 19.359 metres to a building.
5. To permit a minimum of 62 parking spaces.
6. To permit a maximum of 6% Landscaped Area.

By-Law Requirements:

1. A minimum Lot Area of 8000 m2 is required.
2. A minimum Lot Frontage of 65.0 metres is required.
3. A minimum Interior Side Yard setback of 6.0 metres is required.
4. A minimum Rear Yard setback of 22.0 metres is required.
5. A minimum of 83 parking spaces is required.
6. A minimum Landscaped Area of 10% is required.

Public Comment(s):

Engineering Comment(s): Prepared by: Brad Steeves

There are no comments associated with this application

Engineering Condition(s):

The Development Engineering (DE) Department does not object to variance application A152/18 subject to the following condition(s):

- 1) 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

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

Please Note:

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):

There are no conditions associated with this application