

NOTICE OF HEARING
Minor Variance Application A017/20
 Section 45 of the Planning Act, R.S.O, 1990, c.P.13

Date & Time of Live Stream Hearing:

Thursday, June 11, 2020 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

Please submit written comments by mail or email to:

City of Vaughan
 Office of the City Clerk – Committee of Adjustment
 2141 Major Mackenzie Drive, Vaughan, ON L6A 1T1
cofa@vaughan.ca

To make an electronic deputation at the meeting please contact the Committee of Adjustment at cofa@vaughan.ca or **905-832-8504**. Ext. 8332

Written comments or requests to make a deputation must be received by noon on the last business day before the meeting.

Applicant:

Northern Rock Holdings (Bernard Koszyk)

Agent:

Matthew Fung

Property:

70 Great Gulf Drive, Concord, Bldg G, Unit # 70

Zoning:

The subject lands are zoned and subject to the provisions of Exception under By-law 1-88 as amended

OP Designation:

Vaughan Official Plan 2010 ('VOP 2010'): "Prestige Employment"

Related Files:

None

Purpose:

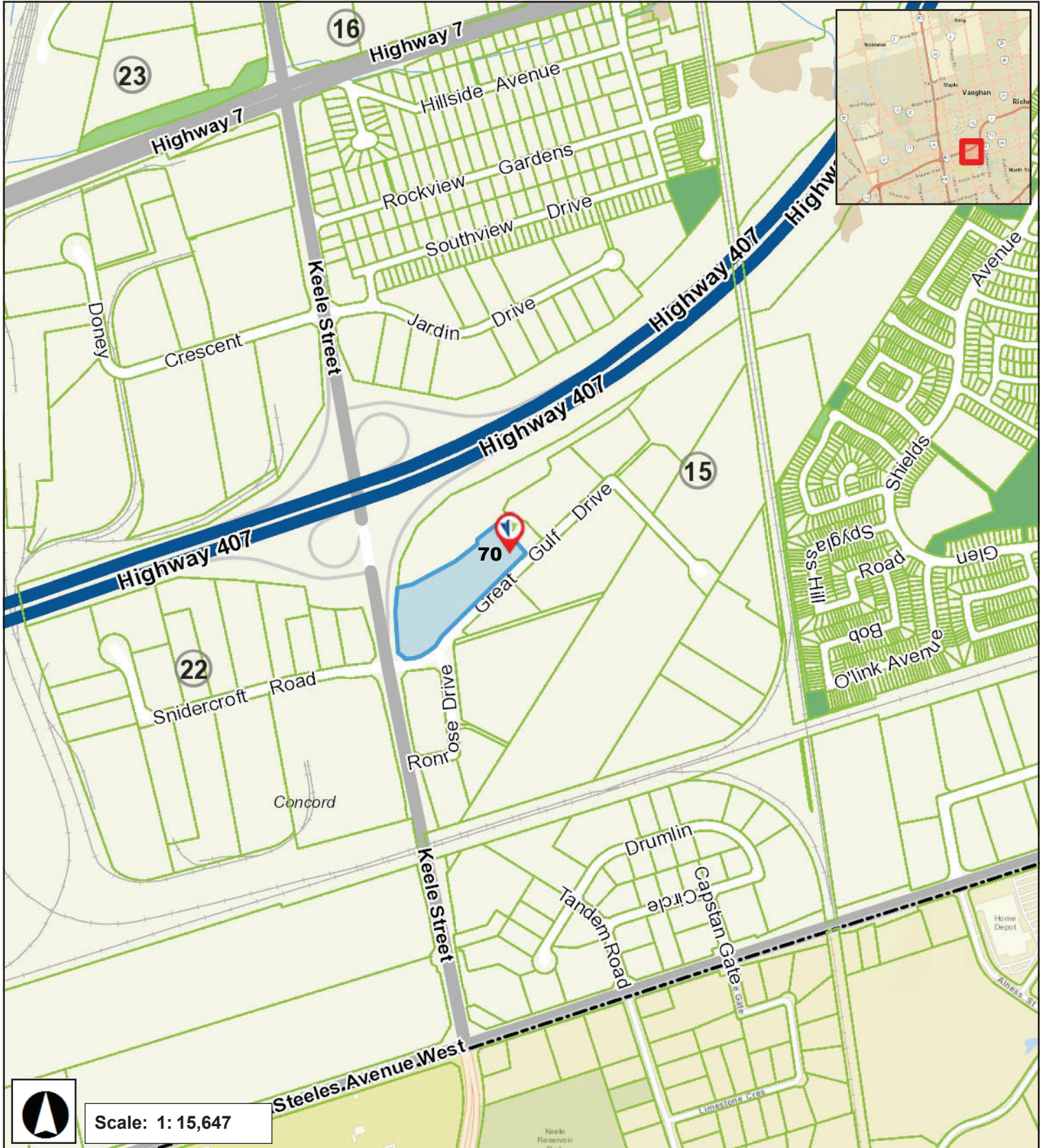
Relief from the By-law is being requested to convert a portion of the existing warehouse into office/retail space.

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

By-law Requirement	Proposal
A Business Office, not including regulated health professional, with accessory Retail Sales is not permitted.	To permit a Business Office, not including regulated health professional, with accessory Retail Sales, to a maximum of 19% of the gross floor area of the subject unit devoted to accessory Retail Sales (Building G, Unit 70).

PLEASE SEE REVERSE FOR LOCATION MAP OF THE SUBJECT LAND AND IMPORTANT INFORMATION REGARDING PROCESS & PUBLIC PARTICIPATION.

70 Great Gulf Drive, Bldg G



IMPORTANT INFORMATION

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 scheduled hearing. Written submissions can be mailed and/or emailed to:

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ELECTRONIC PARTICIPATION: During the COVID-19 emergency, residents can view a live stream of the meeting at vaughan.ca/LiveCouncil

To make an electronic deputation, residents must complete and submit the [Public Deputation Form](#) no later than **noon** on the last business day prior to the scheduled hearing (see above for contact details). [The Public Deputation Form](#) and additional information regarding electronic meeting procedures and public participation is available at www.vaughan.ca (search Committee of Adjustment).

Presentations to the Committee are 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.

If holding an electronic rather than oral hearing is likely to cause a party significant prejudice (i.e. impaired hearing and/or speech etc.) a written request may be made to have the Committee, consider the holding an electronic hearing on an application. The request must include your name, address, contact information and the reasons for prejudice and must be submitted to the Committee by **noon** on the last business day **prior** to the scheduled hearing. If a party does not submit a request under this section and does not participate in the hearing, the Committee may proceed without a party's participation and the party will not be entitled to any further notice regarding the proceeding. Requests can be emailed to cofa@vaughan.ca

PUBLIC RECORD: Personal information collected because of this public meeting 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.

TO OBTAIN MORE INFORMATION: To obtain more information regarding this application, including plans, sketches and Staff Reports, please contact Committee of Adjustment staff during regular business hours (Monday – Friday, 8:30 a.m. to 4:30 p.m.). Information pertaining to this application is also available at www.vaughan.ca (search Committee of Adjustment).

NOTICE OF DECISION: If you wish to be notified of the decision in respect to this application or a related Local Planning Appeal Tribunal (LPAT) hearing you **must** complete the attached Request for Decision form and submit to the Secretary Treasurer. **In the absence of a written request to be notified of the Committee's decision you will not receive notice.**

LOCAL PLANNING APPEAL TRIBUNAL (LPAT): The LPAT appeal fee is \$300 plus \$25 for each additional consent/variance appeal filed by the same appellant against connected applications. The LPAT Appeal Fee must be paid by certified cheque or money order payable to the "Minister of Finance". Notice of appeal forms (A1 Appeal Form – Minor Variance) can be obtained at www.elto.gov.on.ca or by visiting our office. LPAT appeals must be filed with the Secretary Treasurer, City of Vaughan.

City of Vaughan LPAT Processing Fee: \$841.00 per application. All fees subject to change.

NOTICE REQUIREMENTS FOR LANDLORDS & CONDOMINIUM CORPORATIONS: In accordance with Ontario Regulation 197/96 if you own a building that contains more than 7 (seven) residential units, you must post this public notice in a location that is visible to all residents within your building.

In accordance with the Condominium Act, a corporation that is served with a notice under the Planning Act shall notify all persons whose names are in the record of the corporation maintained under subsection 47 (2) and shall make a copy of the notice available for examination.

IMPORTANT NOTICE TO OWNER AND/OR AGENT: If you do not attend or are not represented at this hearing, the Committee may adjourn the file or proceed in your absence and make a decision, or may consider the application to have been abandoned or withdrawn, and close the file.

DATE OF PUBLIC NOTICE: May 27, 2020

Christine Vigneault, AMP, ACST
Manager of Development Services and Secretary
Treasurer to the Committee of Adjustment
905-832-8585 x 8332
CofA@vaughan.ca



Committee of Adjustment
2141 Major Mackenzie Drive, Vaughan, ON L6A
1T1
T 905 832 8585
E CofA@vaughan.ca

REQUEST FOR DECISION A017/20

To be notified of the Committee's decision or a related Local Planning Appeal Tribunal (LPAT) hearing you must complete this form and submit to the Secretary Treasurer, Committee of Adjustment.

Please provide a copy of the Committee's Decision with respect to A017/20:

Name: _____

Address: _____

Postal Code: _____

Phone Number: _____

Email Address: _____

Date Request Submitted: _____

*Please print and ensure form is legible