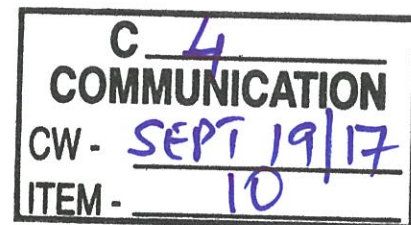


Britto, John

From: Trade Electrical Contractors <tradeelectricalcontract@bellnet.ca>
Sent: Monday, September 18, 2017 2:15 PM
To: Britto, John
Subject: objection
Attachments: city of vaughan sept 18 2017.pdf



See attachment regarding objection
Regards

Nunzio Parente
Trade Electrical Contractors Inc.
81 Zenway Blvd. Unit #5
Woodbridge, Ontario L4H 0S5
Tel: 905-850-3815 Fax: 905-850-3866
info@tradeelectric.ca

NOTICE OF HEARING
Minor Variance Application A267/17
 Section 45 of the Planning Act, R.S.O., 1990, c.P.13

Date of Hearing: Thursday, September 28, 2017
Applicant: Sevenplex Developments Inc.
Agent: KLM Planning Partners Inc
Property: 7990 Hwy 27, Woodbridge
Zoning: The subject lands are zoned C7 Service Commercial, and subject to the provisions of Exception 9(1134) under By-law 1-88 as amended.
OP Designation: VOP 2010: "Prestige Employment". The proposal conforms to the Official Plan.
Related Files: None
Purpose: To obtain relief from the By-Law to permit the construction of an automobile gas bar with accessory car wash, convenience retail store, and convenience eating establishment with drive through.

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 of 36 parking spaces are required.	1. To permit a minimum of 23 parking spaces on site.
2. A minimum rear yard setback of 22.0 metres is required.	2. To permit a minimum rear yard setback of 4.5 metres to the car wash.
3. The maximum gross floor area of the convenience retail store shall not exceed 280m ² .	3. To permit a maximum gross floor area of 345m ² for the convenience retail store which is accessory to the gas bar.
4. A convenience eating establishment with drive-thru shall not exceed 25% of the convenience retail store.	4. To permit the convenience eating establishment with drive-thru to have a maximum of 36% of the gross floor area of the convenience retail store.
5. A strip of land not less than 6.0 metres is required.	5. To permit a minimum landscape strip of 4.5 metres in width along a lot line which abuts a street.
6. The maximum width of a ramp measured along a street line shall be 9.0 metres.	6. To permit a maximum ramp width of 11.0 metres along the street line (Zenway) and 16.5 metres along a street line (Highway 27).
7. A minimum lot area of 8000m ² is required.	7. To permit a minimum lot area of 5500.0m ² .
8. A minimum lot frontage of 65.0 metres is required.	8. To permit a minimum lot frontage of 59.0 metres.

Please see reverse for location of the subject land and important information regarding the Committee of Adjustment process.

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.) at 2141 Major Mackenzie Drive, Vaughan by telephone 905 832 8585 (extension 8332) or by email CofA@vaughan.ca

IMPORTANT INFORMATION

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.

WRITTEN SUBMISSIONS: 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, which must be delivered no later than **12:00 p.m.** on the scheduled public hearing date.

Written submissions can be mailed and/or emailed to:

City of Vaughan
Committee of Adjustment
2141 Major Mackenzie Drive, Vaughan, ON L6A 1T1
CofA@vaughan.ca

ORAL SUBMISSIONS: If you wish to attend the meeting you will be given an opportunity to make an oral submission. Presentations to the Committee are generally limited to 5 minutes in length. Please note that Committee of Adjustment meetings are audio 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 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.) at 2141 Major Mackenzie Drive, Vaughan by telephone 905 832 8585 or email CofA@vaughan.ca. Information pertaining to this application is also available at www.vaughan.ca

NOTICE OF DECISION: If you wish to be notified of the decision in respect to this application or a related Ontario Municipal Board (OMB) 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.

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

City of Vaughan OMB Processing Fee: \$722.00 per application. All fees subject to change.

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: September 13, 2017

Christine Vigneault, ACST
Manager of Development Services and Secretary
Treasurer to the Committee of Adjustment

905-832-8585 x 8332
CofA@vaughan.ca



VAUGHAN

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

REQUEST FOR DECISION A267/17

To be notified of the Committee's decision or a related Ontario Municipal Board (OMB) 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 A267/17:

Name: _____

Address: _____

Postal Code: _____

Phone Number: _____

Email Address: _____

Date Request Submitted: _____

*Please print and ensure form is legible