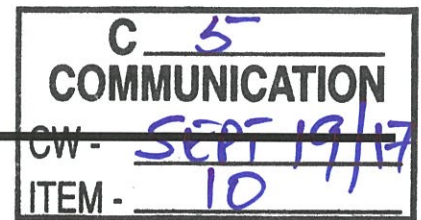


**Britto, John**



**From:** Daniel Seca <DSeca@dreamworldevents.ca>  
**Sent:** Monday, September 18, 2017 3:13 PM  
**To:** Britto, John; Committee of Adjustment  
**Cc:** Frank Mazzotta  
**Subject:** Request of Deferral (Application # DA.17.021) & Objection to A267/17

**Re: Site Plan Application DA.17.021  
Committee of Adjustment Application A267/17**

This email is to go on record that as Owner of Units 21 and 23 at 81 Zenway Blvd., and a Board Member on Condo Corporation No. 1161 I object to the approval of an automobile gas bar with accessory car wash, convenience retail store, and convenience eating establishment with drive through proposed at 7990 Hwy 27.

It is to my understanding that Site Plan Application DA.17.021 that is coming forward to the Committee of the Whole of September 19, 2017 has been recommended approval with conditions. In association with this application, Minor Variance Application A267/17 is set for September 28, 2017.

Although the use is permitted, Zoning development standards are put in place to achieve orderly and safe development in their communities and the variances proposed are in no means minor in nature. Aside from whether the use is permitted under the Zoning By-law and Official Plan, under the Planning Act, for an application to be consider minor it nature some of the questions that must be asked are:

- a. How it impacts the area/neighbourhood?
- b. How it impacts the subject land?
- c. Does it permit development that is good for the City?
- d. Does the variance allow proper use of the property?

Currently in my eyes, this application cannot be approved based on the proposed variances.

If such an application will proceed based on the merit that the use is permitted under the By-law and OP alone, on behalf of myself and others at 81 Zenway Blvd., I would like the Committee to consider that this application be deferred in order to allow consultation with the Owner, City Planner and Condo Corporation 1161 to come up with an acceptable site plan with conditions that poses no detriment to us as neighbours.

Please also have this email serve as notice that I would like be placed on the Notification List for upcoming meetings and Decisions pertaining to these files.

Thank you.

Daniel Seca



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