

ITEM #: 6.6

**COMMITTEE OF ADJUSTMENT REPORT
MINOR VARIANCE APPLICATION
A166/22
268 Marc Santi Blvd, Maple**

COA REPORT SUMMARY

**THIS REPORT CONTAINS COMMENTS FROM THE FOLLOWING
DEPARTMENTS & AGENCIES:**

*Please see **Schedule B** of this report for a copy of Staff and Agency correspondence.

Additional comments from departments and agencies may be received after the publication of the Staff Report. These comments will be processed as an addendum and posted on the City's Website.

DEPARTMENTS	Circulated	Comments Received	Conditions	Nature of Comments
Committee of Adjustment	X	X		General Comments
Building Standards -Zoning Review *Schedule B	X	X		General Comments
Building Inspection (Septic)	X			No Comments Recieved to Date
Development Planning *Schedule B	X	X		Recommend Approval/No Conditions
Development Engineering	X	X		Recommend Approval w/Conditions
Parks, Forestry and Horticulture Operations	X	X		No Comments or Concerns
By-law & Compliance, Licensing & Permits	X			No Comments Recieved to Date
Development Finance	X	X		No Comments or Concerns
Real Estate				
Fire Department	X			No Comments Recieved to Date
AGENCIES	Circulated	Comments Received	Conditions	Nature of Comments
TRCA *Schedule B	X			No Comments Recieved to Date
Ministry of Transportation (MTO) *Schedule B	X			No Comments Recieved to Date
Region of York *Schedule B	X	X		General Comments
Alectra *Schedule B	X	X		General Comments
Bell Canada *Schedule B	X			No Comments Recieved to Date
YRDSB *Schedule B				
YCDSB *Schedule B				
CN Rail *Schedule B				
CP Rail *Schedule B				
TransCanada Pipeline *Schedule B	X			No Comments Recieved to Date
Metrolinx *Schedule B				
Propane Operator *Schedule B				

PUBLIC & APPLICANT CORRESPONDENCE

*Please see **Schedule C** of this report for a copy of the public & applicant correspondence listed below.

The deadline to submit public comments is **noon on the last business day prior to the scheduled hearing date.**

Comments and written public submissions received after the publication of this Staff Report will be processed as an addendum and posted on the City's Website.

All personal information collected because of this public meeting (including both written and oral submissions) 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.

Correspondence Type	Name	Address	Date Received (mm/dd/yyyy)	Summary
None				

PREVIOUS COA DECISIONS ON THE SUBJECT LAND

*Please see **Schedule D** for a copy of the Decisions listed below

File Number	Date of Decision MM/DD/YYYY	Decision Outcome
None		

ADJOURNMENT HISTORY

* Previous hearing dates where this application was adjourned by the Committee and public notice issued.

None	
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**COMMITTEE OF ADJUSTMENT REPORT
MINOR VARIANCE APPLICATION
A166/22
268 Marc Santi Blvd, Maple**

FILE MANAGER: Adriana Bozzo, Administrative Coordinator - Committee of Adjustment

ITEM NUMBER: 6.6	CITY WARD #: 4
APPLICANT:	Ahmad Zargaran and Zohreh Abdolrahim Khan
AGENT:	Rely Solution Inc
PROPERTY:	268 Marc Santi Blvd, Maple
ZONING DESIGNATION:	See Below
VAUGHAN OFFICIAL PLAN (2010) DESIGNATION:	Vaughan Official Plan 2010 ('VOP 2010'): "Low-Rise Residential"
RELATED DEVELOPMENT APPLICATIONS:	None
PURPOSE OF APPLICATION:	Relief from the Zoning By-law is being requested to permit access to a proposed secondary suite.

The following variances have been requested from the City's Zoning By-law:

The subject lands are zoned R2A – Second Density Residential Zone and subject to the provisions of Exception 14.861 under Zoning By-law 001-2021, as amended.

#	Zoning By-law 01-2021	Variance requested
1	A maximum encroachment of 0.3m shall be permitted in the interior side yard. [Table 4-1]	To permit access stairs (walk-up) to encroach maximum of 0.75m into the interior side yard.

The subject lands are zoned RD2 – Residential Detached Zone Two and subject to the provisions of Exception 9(1217) under Zoning By-law 1-88, as amended.

	Zoning By-law 1-88	Variance requested
2	The minimum interior side yard setback to a door shall be 1.8m where a door providing access to the dwelling or an attached garage. [Schedule A3, Footnote C]	To permit a minimum interior side yard setback of 1.68m to a door providing access to the dwelling.
3	No encroachment permitted in an interior side yard shall be closer than 1.2 metres. [Section 3.14.i]	To permit an encroachment in an interior side yard to be a minimum of 0.45m from the interior side lot line.
4	Exterior stairways may extend into a required interior side yard to a maximum distance of 0.3m. [Section 3.14.c]	To permit exterior stairways to encroach maximum of 0.75m into the interior side yard.
5	Exterior stairways shall be permitted in the rear yard only except that an exterior stairway not exceeding one-half storey in height shall be permitted in any yard. [Section 786t3.14. b]	To permit exterior stairways exceeding one half storey in height within the interior side yard.
6	A minimum of sixty percent (60%) or 34.8m ² of the required Minimum Landscaped Front or Exterior Yard as defined in Section 4.1.4 f) shall be composed of soft landscaping. [Section 4.1.2.a]	To permit minimum soft landscaping of 33.77m ² which is 58.21% of landscaped front yard.

HEARING INFORMATION

DATE OF MEETING: Thursday, August 18, 2022
TIME: 6:00 p.m.
MEETING LOCATION: Vaughan City Hall, Council Chamber, 2141 Major Mackenzie Drive, Vaughan
LIVE STREAM LINK: Vaughan.ca/LiveCouncil

PUBLIC PARTICIPATION

HEARING INFORMATION

If you would like to speak to the Committee of Adjustment at the meeting, either remotely or in person, please complete the [Request to Speak Form](#) and submit to cofa@vaughan.ca
 If you would like to submit written comments, please quote file number above and submit by mail or email to:

Email: cofa@vaughan.ca

Mail: City of Vaughan, Office of the City Clerk, Committee of Adjustment, 2141 Major Mackenzie Drive, Vaughan, ON, L6A 1T1

THE DEADLINE TO REGISTER TO SPEAK OR SUBMIT WRITTEN COMMENTS ON THE ABOVE NOTED FILE(S) IS NOON ON THE LAST BUSINESS DAY BEFORE THE MEETING.

INTRODUCTION

Staff and Agencies act as advisory bodies to the Committee of Adjustment. The comments contained in this report are presented as recommendations to the Committee.

Section 45(1) of the Planning Act sets the criteria for authorizing minor variances to the City of Vaughan's Zoning By-law. Accordingly, review of the application may consider the following:

- That the general intent and purpose of the by-law will be maintained.
- That the general intent and purpose of the official plan will be maintained.
- That the requested variance(s) is/are acceptable for the appropriate development of the subject lands.
- That the requested variance(s) is/are minor in nature.

Public written and oral submissions relating to this application are taken into consideration by the Committee of Adjustment as part of its deliberations and final decision on this matter.

COMMITTEE OF ADJUSTMENT COMMENTS

Date Public Notice Mailed:	August 4, 2022	
Date Applicant Confirmed Posting of Sign:	August 3, 2022	
Applicant Justification for Variances: <small>*As provided by Applicant in Application Form</small>	We are applying to build a second dwelling unit in our basement to manage our mortgage. To do so we have proposed a 1.68m setback from the entrance to the proposed secondary suite which is not complying with the by-law for minimum set back. Required setback for second dwelling entrance is 1.8m. We would like to ask for relief with respect to the as built basement entrance where a minimum interior side yard setback of 1.2 metres is required from the interior side lot line to the closest point of the as-built basement walk-up and we only have 0.45m. Also, the Hardscape is permitted to encroach into a minimum required yard up to 0.6 metres whereas the proposed is 0.00m. Minimum soft landscape requirement is 60% of the total front yard landscape whereas we have proposed 58.21 %. We would like to ask for the relief for the same.	
Adjournment Requests (from staff): <small>*Adjournment requests provided to applicant prior to issuance of public notice</small>	None	
Was a Zoning Review Waiver (ZRW) Form submitted by Applicant: <small>*ZRW Form may be used by applicant in instances where a revised submission is made, and zoning staff do not have an opportunity to review and confirm variances prior to the issuance of public notice. *A revised submission may be required to address staff / agency comments received as part of the application review process. *Where a zoning review has not been completed on a revised submission, an opportunity is provided to the applicant to adjourn the proposal prior to the issuance of public notice.</small>	No	
Adjournment Fees: In accordance with Procedural By-law 069-2019, an Adjournment Fee is applicable to reschedule an application after the issuance of public notice where a request for adjournment has been provided to the applicant prior to the issuance of public notice. An Adjournment Fee can only be waived in instances where adjournment of an application is requested by the Committee or staff after the issuance of public notice.		
Committee of Adjustment Comments:	None	

COMMITTEE OF ADJUSTMENT COMMENTS

Committee of Adjustment Recommended Conditions of Approval:	None
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BUILDING STANDARDS (ZONING) COMMENTS

**See Schedule B for Building Standards (Zoning) Comments

Building Standards Recommended Conditions of Approval:	None
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DEVELOPMENT PLANNING COMMENTS

**See Schedule B for Development Planning Comments.

Development Planning Recommended Conditions of Approval:	None
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DEVELOPMENT ENGINEERING COMMENTS

[Link to Grading Permit](#) [Link to Pool Permit](#) [Link to Curb Curt Permit](#) [Link Culvert Installation](#)

The Development Engineering (DE) Department does not object to variance application A166/22.

Development Engineering Recommended Conditions of Approval:	The owner/ applicant needs to install permeable pavers and French Drain in the side yard to facilitate drainage as per design drawing prepared by Shivang Tarika provided on July 28, 2022 to the satisfaction of Development Engineering. The French drain should be wide enough to accommodate runoff. Please provide Development Engineering with pictures of completed work to clear the condition.
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PARKS, FORESTRY & HORTICULTURE (PFH) COMMENTS

Parks: None
Forestry: Forestry has no comment.
Horticulture: None

PFH Recommended Conditions of Approval:	Parks: None Forestry: None Horticulture: None
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DEVELOPMENT FINANCE COMMENTS

No comment no concerns

Development Finance Recommended Conditions of Approval:	None
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BY-LAW AND COMPLIANCE, LICENSING AND PERMIT SERVICES COMMENTS

No comments

BCLPS Recommended Conditions of Approval:	None
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BUILDING INSPECTION (SEPTIC) COMMENTS

No comments

Building Inspection Recommended Conditions of Approval:	None
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FIRE DEPARTMENT COMMENTS

No comments

Fire Department Recommended Conditions of Approval:	None
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SCHEDULES TO STAFF REPORT

*See Schedule for list of correspondence

Schedule A	Drawings & Plans Submitted with the Application
Schedule B	Staff & Agency Comments
Schedule C (if required)	Correspondence (Received from Public & Applicant)

SCHEDULES TO STAFF REPORT

*See Schedule for list of correspondence

Schedule D (if required)	Previous COA Decisions on the Subject Land
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Should the Committee find it appropriate to approve this application in accordance with request and the sketch submitted with the application, as required by Ontario Regulation 200/96, the following conditions have been recommended:

SUMMARY OF RECOMMENDED CONDITIONS OF APPROVAL

All conditions of approval, unless otherwise stated, are considered to be incorporated into the approval “**if required**”. If a condition is no longer required after an approval is final and binding, the condition may be waived by the respective department or agency requesting conditional approval. A condition cannot be waived without written consent from the respective department or agency.

#	DEPARTMENT / AGENCY	CONDITION(S) DESCRIPTION
1	Development Engineering farzana.khan@vaughan.ca	The owner/ applicant needs to install permeable pavers and French Drain in the side yard to facilitate drainage as per design drawing prepared by Shivang Tarika provided on July 28, 2022 to the satisfaction of Development Engineering. The French drain should be wide enough to accommodate runoff. Please provide Development Engineering with pictures of completed work to clear the condition.

IMPORTANT INFORMATION – PLEASE READ

CONDITIONS: It is the responsibility of the owner/applicant and/or authorized agent to obtain and provide a clearance letter from respective department and/or agency (**see condition chart above for contact**). This letter must be provided to the Secretary-Treasurer to be finalized. All conditions must be cleared prior to the issuance of a Building Permit.

APPROVALS: Making any changes to your proposal after a decision has been made may impact the validity of the Committee’s decision.

An approval obtained from the Committee of Adjustment, where applicable, is tied to the building envelope shown on the plans and drawings submitted with the application and subject to the variance approval.

A building envelope is defined by the setbacks of the buildings and/or structures shown on the plans and drawings submitted with the application, as required by Ontario Regulation 200/96. Future development outside of an approved building envelope, where a minor variance was obtained, must comply with the provisions of the City’s Zoning By-law.

Elevation drawings are provided to reflect the style of roof (i.e. flat, mansard, gable etc.) to which a building height variance has been applied. Where a height variance is approved, building height is applied to the style of roof (as defined in the City’s Zoning By-law) shown on the elevation plans submitted with the application.

Architectural design features that are not regulated by the City’s Zoning By-law are not to be considered part of an approval unless specified in the Committee’s decision.

DEVELOPMENT CHARGES: That the payment of the Regional Development Charge, if required, is payable to the City of Vaughan before issuance of a building permit in accordance with the Development Charges Act and the Regional Development Charges By-law in effect at the time of payment.

That the payment of the City Development Charge, if required, is payable to the City of Vaughan before issuance of a building permit in accordance with the Development Charges Act and the City’s Development Charges By-law in effect at the time of payment.

That the payment of the Education Development Charge if required, is payable to the City of Vaughan before issuance of a building permit in accordance with the Development Charges Act and the Boards of Education By-laws in effect at the time of payment

That the payment of Special Area Development charge, if required, is payable to the City of Vaughan before issuance of a building permit in accordance with the Development Charges Act and The City’s Development Charge By-law in effect at the time of Building permit issuance to the satisfaction of the Reserves/Capital Department.

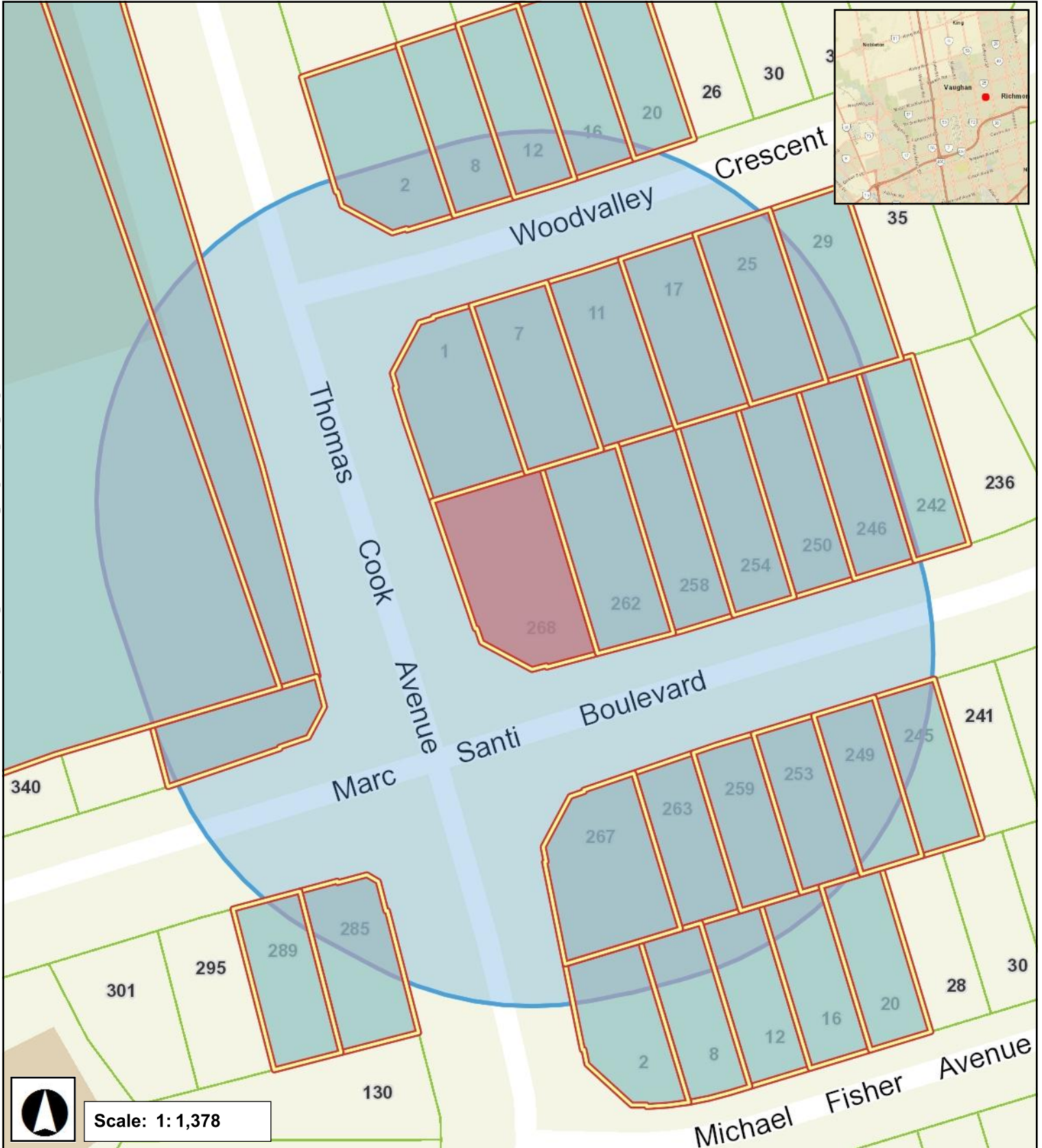
NOTICE OF DECISION: If you wish to be notified of the decision in respect to this application or a related Ontario Land Tribunal (OLT) hearing you must complete a Request for Decision form and submit to the Secretary Treasurer (ask staff for details). In the absence of a written request to be notified of the Committee’s decision you will **not** receive notice.

SCHEDULE A: DRAWINGS & PLANS



A166/22 - Notification Map

268 Marc Santi Blvd, Vaughan



Scale: 1: 1,378

Rutherford Road

July 20, 2022 1:39 PM

TOTAL G.F.A. = 3078.65 SQFT / 286.01 SM
 PERMITTED SECOND UNIT G.F.A. = 1385.39 SQFT / 128.70 SM
 PROPOSED SECOND UNIT G.F.A. = 1005.76 SFT / 93.43 SM
 FRONT YARD = 992.03SQFT/ 92.16 SQM
 FRONT YARD LANDSCAPE = 624.18SQFT/ 58.01SQM
 FRONT YARD SOFT LANDSCAPE= 363.57 SQFT/ 33.72 SQM(58.21%)

58.21%
#8

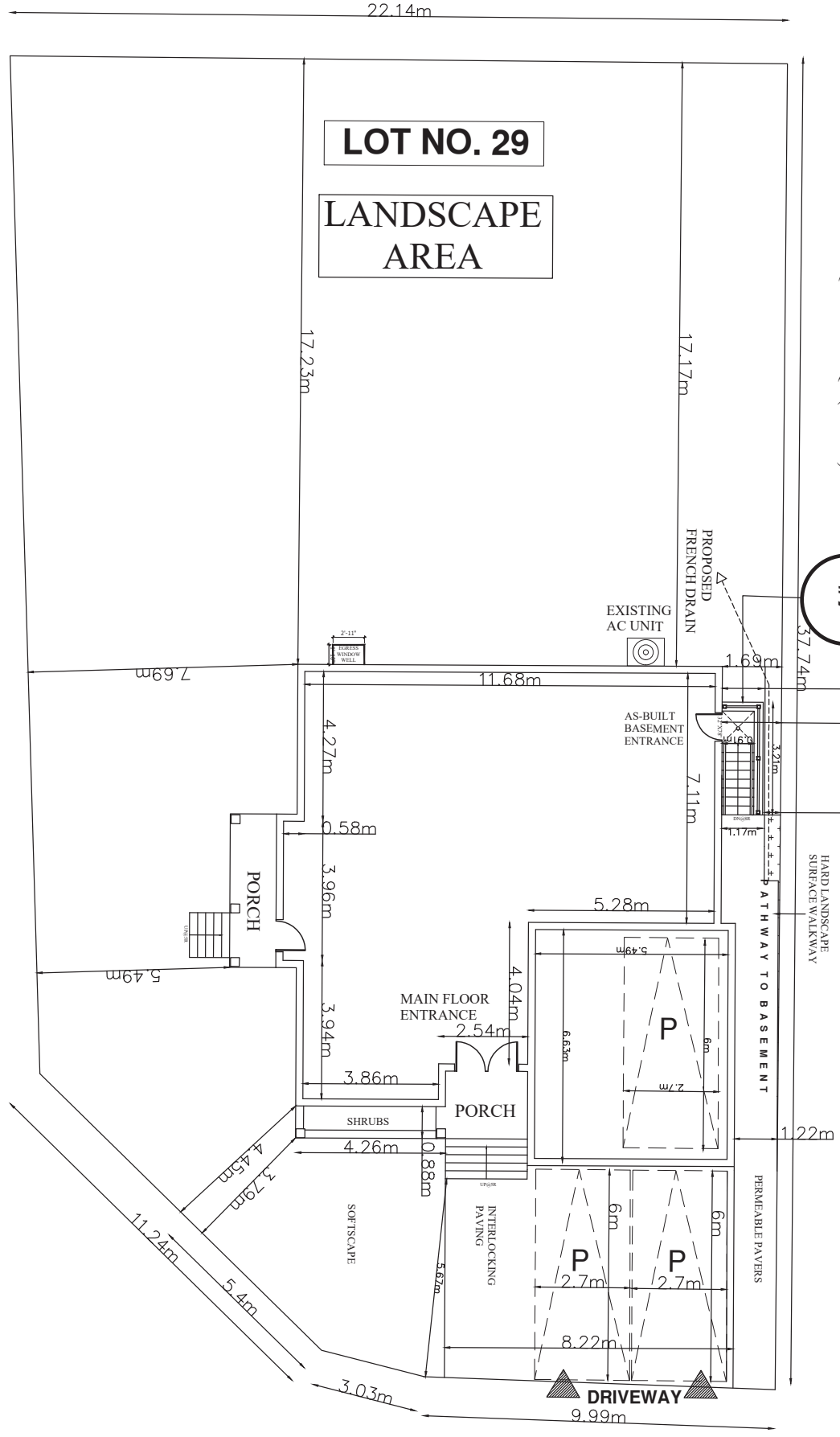
0.75m
#2, #6

1.68m
#2

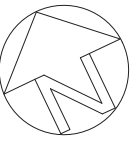
0.45m
#3, #5

0.00m
#1

VARIANCE REQUIRED



SITE PLAN
SCALE 3/32"=1'-0"



268 MARC SANTI BOULEVARD

GENERAL NOTES

DO NOT SCALE DRAWINGS
 PROPERTY RIGHTS RETAINED BY:
 REGISTRATION DESIGN
 UNDER THE RULES AND BYLAWS OF THE
 CORPORATION IS STRICTLY FORBIDDEN.
 ANY REPRODUCTIONS MUST BE
 AUTHORIZED BY
 ALL DRAWINGS ARE IN METRIC SCALE

SCOPE OF WORK
 PROPOSAL TO CONSTRUCT
 SECONDARY UNIT WITH
 BELOW GRADE ENTRANCE

THE UNDERSIGNED HAS REVIEWED AND
 TAKES RESPONSIBILITY FOR THIS DESIGN,
 AND HAS THE QUALIFICATIONS AND
 MEETS THE REQUIREMENTS SET OUT
 IN THE ONTARIO BUILDING CODE
 TO BE A DESIGNER

QUALIFICATION INFORMATION
 REQUIRED UNLESS DESIGN IS EXEMPT
 UNDER DIV. C3.25.1 OF THE BUILDING CODE

SHIRANG TARKA
 NAME SIGNATURE BCIN 106440
Shirang Tarka

NO.	REVISION / ISSUE	DATE

SITE PLAN	
CITY : VAUGHAN	
268 MARC SANTI BOULEVARD	
EXISTING DWELLING	

PROJECT	SHEET
JUN 2021	A1
SCALE 3/32"=1'-0"	

SCHEDULE B: STAFF & AGENCY COMMENTS

DEPT/AGENCY	Circulated	Comments Received	Conditions	Nature of Comments
TRCA *Schedule B	X			No Comments Recieved to Date
Ministry of Transportation (MTO) *Schedule B	X			No Comments Recieved to Date
Region of York *Schedule B	X	X		General Comments
Alectra *Schedule B	X	X		General Comments
Bell Canada *Schedule B	X			No Comments Recieved to Date
YRDSB *Schedule B				
YCDSB *Schedule B				
CN Rail *Schedule B				
CP Rail *Schedule B				
TransCanada Pipeline *Schedule B	X			No Comments Recieved to Date
Metrolinx *Schedule B				
Propane Operator *Schedule B				
Development Planning	X	X		Recommend Approval/no conditions
Building Standards (Zoning)	X	X		General Comments

To: Committee of Adjustment
From: Punya Marahatta, Building Standards Department
Date: July 28, 2022
Applicant: Ahmad Zargaran Zohreh Abdolrahim Khan
Location: PLAN 65M4057 Lot 29 municipally known as 268 Marc Santi Boulevard
File No.(s): A166/22

Zoning Classification:

The subject lands are zoned R2A – Second Density Residential Zone and subject to the provisions of Exception 14.861 under Zoning By-law 001-2021, as amended.

#	Zoning By-law 01-2021	Variance requested
1	A maximum encroachment of 0.3m shall be permitted in the interior side yard. [Table 4-1]	To permit access stairs (walk-up) to encroach maximum of 0.75m into the interior side yard.

The subject lands are zoned RD2 – Residential Detached Zone Two and subject to the provisions of Exception 9(1217) under Zoning By-law 1-88, as amended.

	Zoning By-law 1-88	Variance requested
4	The minimum interior side yard setback to a door shall be 1.8m where a door providing access to the dwelling or an attached garage. [Schedule A3, Footnote C]	To permit a minimum interior side yard setback of 1.68m to a door providing access to the dwelling.
5	No encroachment permitted in an interior side yard shall be closer than 1.2 metres. [Section 3.14.i]	To permit an encroachment in an interior side yard to be a minimum of 0.45m from the interior side lot line.
6	Exterior stairways may extend into a required interior side yard to a maximum distance of 0.3m. [Section 3.14.c]	To permit exterior stairways to encroach maximum of 0.75m into the interior side yard.
7	Exterior stairways shall be permitted in the rear yard only except that an exterior stairway not exceeding one-half storey in height shall be permitted in any yard. [Section 786t3.14. b]	To permit exterior stairways exceeding one half storey in height within the interior side yard.
8	A minimum of sixty percent (60%) or 34.8m ² of the required Minimum Landscaped Front or Exterior Yard as defined in Section 4.1.4 f) shall be composed of soft landscaping. [Section 4.1.2.a]	To permit minimum soft landscaping of 33.77m ² which is 58.21% of landscaped front yard.

Staff Comments:

Stop Work Order(s) and Order(s) to Comply:

Order No. 21-114534, Order to Comply for construction without a building permit , Issue Date: Jun 02, 2021

Building Permit(s) Issued:

Building Permit application no. 2021-117247 has been submitted for the proposed construction of a secondary dwelling unit including below grade entrance and 1 window to be enlarged.

Building Permit has not been issued. The Ontario Building Code requires a building permit for structures that exceed 10m²

Other Comments:

General Comments

1	The applicant shall be advised that additional variances may be required upon review of detailed drawing for building permit.
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Conditions of Approval:

If the committee finds merit in the application, the following conditions of approval are recommended.

* Comments are based on the review of documentation supplied with this application.

To: Christine Vigneault, Committee of Adjustment Secretary Treasurer
From: Nancy Tuckett, Director of Development Planning
Date: August 3, 2022
Name of Owners: Ahmad Zargarán & Zohreh Abdolrahim Khan
Location: 268 Marc Santi Boulevard
File No.(s): A166/22

Proposed Variance(s) (By-law 001-2021):

1. To permit access stairs (walk-up) to encroach a maximum of 0.75 m into the interior side yard.

By-Law Requirement(s) (By-law 001-2021):

1. A maximum encroachment of 0.3 m shall be permitted in the interior side yard.

Proposed Variance(s) (By-law 1-88):

4. To permit a minimum interior side yard setback of 1.68 m to a door providing access to the dwelling.
5. To permit an encroachment in an interior side yard to be a minimum of 0.45 m from the interior side lot line.
6. To permit exterior stairways to encroach a maximum of 0.75 m into the interior side yard.
7. To permit exterior stairways exceeding one half storey in height within the interior side yard.
8. To permit minimum soft landscaping of 33.77 m² which is 58.21% of landscaped front yard.

By-Law Requirement(s) (By-law 1-88):

4. The minimum interior side yard setback to a door shall be 1.8 m where the door provides access to the dwelling or an attached garage.
5. No encroachment permitted in an interior side yard shall be closer than 1.2 m.
6. Exterior stairways may extend into a required interior side yard to a maximum distance of 0.3 m.
7. Exterior stairways shall be permitted in the rear yard only except that an exterior stairway not exceeding one-half storey in height shall be permitted in any yard.
8. A minimum of sixty percent (60%) or 34.8 m² of the required Minimum Landscaped Front or Exterior Yard as defined in Section 4.1.4 f) shall be composed of soft landscaping.

Official Plan:

City of Vaughan Official Plan 2010 ('VOP 2010'): "Low-Rise Residential".

Comments:

The Owners are requesting relief to permit the construction of a side yard access to a proposed secondary suite in the basement of a single detached dwelling. The access, consisting of a walkway and below grade stairway, is proposed on the east side of the dwelling.

The Development Planning Department has no objection to Variances 1, 5, 6 and 7 as the stairway is below grade and will present no mass in the side yard. An encroachment of 0.75 m is considered minor and will not impact the abutting properties, nor the access between the front and rear yards due to a large exterior side yard. The Building Standards Department has also confirmed that the proposed stairway meets the required stair width of 860 mm, and as such, does not pose any access issues. The Development Engineering Department has reviewed the requested variances and revised Site Plan submitted on July 28, 2022 and is satisfied that drainage along the side yard will be maintained due to the installation of permeable pavers and proposed French Drain at the base of the stairway. The Development Engineering Department has no objection to the requested variances, subject to their conditions of approval.

The Development Planning Department has no objection to Variance 4, as the door opens inwards and the entrance to the dwelling is located completely below grade. The intent of Zoning By-law 1-88 and 001-2021 is to ensure that doors do not extend beyond the lot line nor restrict access between the front and rear yard when opened.

The Development Planning Department has no objection to Variance 8 as the 1.79% reduction (approximately 0.6 m²) in front yard soft landscaping is considered minor in nature. As this is a corner lot the high degree of soft landscaping within the exterior side yard forms part of the streetscape. The modest reduction in front yard soft landscaping is not anticipated to be visually perceptible nor pose significant visual impacts to the surrounding properties or streetscape due to its pairing with the exterior side yard's soft landscaping.

Accordingly, the Development Planning Department can support the requested variances and is of the opinion that the proposal is minor in nature, maintains the general intent and purpose of the Official Plan and Zoning By-laws, and is desirable for the appropriate development of the land.

Recommendation:

The Development Planning Department recommends approval of the application.

Conditions of Approval:

If the Committee finds merit in the application, the following conditions of approval are recommended:

None

Comments Prepared by:

Michelle Perrone, Planner 1
David Harding, Senior Planner



Discover the possibilities

COMMENTS:

- We have reviewed the proposed Variance Application and have no comments or objections to its approval.
- We have reviewed the proposed Variance Application and have no objections to its approval, subject to the following comments (attached below).
- We have reviewed the proposed Variance Application and have the following concerns (attached below).

Alectra Utilities (formerly PowerStream) has received and reviewed the proposed Variance Application. This review, however, does not imply any approval of the project or plan.

All proposed billboards, signs, and other structures associated with the project or plan must maintain minimum clearances to the existing overhead or underground electrical distribution system as specified by the applicable standards, codes and acts referenced.

In the event that construction commences, and the clearance between any component of the work/structure and the adjacent existing overhead and underground electrical distribution system violates the Occupational Health and Safety Act, the customer will be responsible for 100% of the costs associated with Alectra making the work area safe. All construction work will be required to stop until the safe limits of approach can be established.

In the event construction is completed, and the clearance between the constructed structure and the adjacent existing overhead and underground electrical distribution system violates the any of applicable standards, acts or codes referenced, the customer will be responsible for 100% of Alectra's cost for any relocation work.

References:

- Ontario Electrical Safety Code, latest edition (Clearance of Conductors from Buildings)
- Ontario Health and Safety Act, latest edition (Construction Protection)
- Ontario Building Code, latest edition (Clearance to Buildings)
- PowerStream (Construction Standard 03-1, 03-4), attached
- Canadian Standards Association, latest edition (Basic Clearances)

If more information is required, please contact either of the following:

Mr. Stephen Cranley, C.E.T
Supervisor, Distribution Design, ICI & Layouts (North)
Phone: 1-877-963-6900 ext. 31297

E-mail: stephen.cranley@alectrautilities.com

Mitchell Penner
Supervisor, Distribution Design-Subdivisions
Phone: 416-302-6215

Email: Mitchell.Penner@alectrautilities.com

Adriana Bozzo

Subject: FW: [External] FW: A166/22 - REQUEST FOR COMMENTS, CITY OF VAUGHAN (268 Marc Santi Blvd, Vaughan)
Attachments: CIRC_A166_22.pdf

From: Development Services <developmentsservices@york.ca>
Sent: July-08-22 11:39 AM
To: Committee of Adjustment <CofA@vaughan.ca>
Subject: [External] FW: A166/22 - REQUEST FOR COMMENTS, CITY OF VAUGHAN (268 Marc Santi Blvd, Vaughan)

Hello,

The Regional Municipality of York has completed its review of the minor variance application - A166/22 and has no comment.

Thank you,

Maryam Ahmed, B.U.R.PL. | Associate Planner, Programs and Process Improvement, Planning and Economic Development, Corporate Services

The Regional Municipality of York | 17250 Yonge Street | Newmarket, ON L3Y 6Z1
1-877-464-9675 x74528 | maryam.ahmed@york.ca | www.york.ca

Our Values: Integrity, Commitment, Accountability, Respect, Excellence



Our Mission: **Working together to serve our thriving communities – today and tomorrow**

Please consider the environment before printing this email.

SCHEDULE C: PUBLIC & APPLICANT CORRESPONDENCE

Correspondence Type	Name	Address	Date Received (mm/dd/yyyy)	Summary
None				

SCHEDULE D: PREVIOUS COA DECISIONS ON THE SUBJECT LAND

File Number	Date of Decision MM/DD/YYYY	Decision Outcome
None		