

ITEM 6.28:	COMMITTEE OF ADJUSTMENT REPORT MINOR VARIANCE APPLICATION A241/22 60 Winges Rd. Unit 3, Woodbridge
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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 <i>*Schedule B</i>	X	X		General Comments
Building Inspection (Septic)	X			No Comments Recieved to Date
Development Planning <i>*Schedule B</i>	X	X		Recommend Approval/No Conditions
Development Engineering	X	X		Recommend Approval/No Conditions
Parks, Forestry and Horticulture Operations	X	X		No Comments or Concerns
By-law & Compliance, Licensing & Permits	X	X		No Comments or Concerns
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 <i>*Schedule B</i>	X			No Comments Recieved to Date
Ministry of Transportation (MTO) <i>*Schedule B</i>				
Region of York <i>*Schedule B</i>	X	X		General Comments
Alectra <i>*Schedule B</i>	X	X		General Comments
Bell Canada <i>*Schedule B</i>	X			No Comments Recieved to Date
YRDSB <i>*Schedule B</i>				
YCDSB <i>*Schedule B</i>				
CN Rail <i>*Schedule B</i>				
CP Rail <i>*Schedule B</i>				
TransCanada Pipeline <i>*Schedule B</i>	X			No Comments Recieved to Date
Metrolinx <i>*Schedule B</i>				
Propane Operator <i>*Schedule B</i>				

PUBLIC & APPLICANT CORRESPONDENCE				
<i>*Please see Schedule C of this report for a copy of the public & applicant correspondence listed below.</i>				
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	



**COMMITTEE OF ADJUSTMENT REPORT
MINOR VARIANCE APPLICATION
A241/22
60 Wings Rd Unit 3 Woodbridge**

FILE MANAGER: Pravina Attwala, Administrative Coordinator - Committee of Adjustment

ITEM NUMBER: 6.28	CITY WARD #: 3
APPLICANT:	Gallu Construction
AGENT:	MacNaughton Hermsen Britton Clarkson Planning Ltd. c/o David McKay
PROPERTY:	60 Wings Road, Unit #3, Woodbridge
ZONING DESIGNATION:	See below.
VAUGHAN OFFICIAL PLAN (2010) DESIGNATION:	Vaughan Official Plan 2010 ('VOP 2010'): "Mid-Rise Mixed-Use"
RELATED DEVELOPMENT APPLICATIONS:	None
PURPOSE OF APPLICATION:	Relief from the Zoning By-law is being requested to permit a Public Garage (Automotive Detailing) in Unit # 3.

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

The subject lands are zoned GMU – General Mixed-Use Zone and subject to the provisions of Exception 14.278 under Zoning By-law 001-2021, as amended.

#	Zoning By-law 01-2021	Variance requested
	This application has been determined to be transitioned in accordance with Subsection 1.6.3.3.2 (a)(f) and therefore is subject to Zoning By-law 1-88, as amended, only.	N/A

The subject lands are zoned C10 – Corporate District Zone and subject to the provisions of Exception 9(477L) under Zoning By-law 1-88, as amended.

	Zoning By-law 1-88	Variance requested
1	In a C10 Zone a Public Garage (Automotive Detailing) is not a permitted use. (Section 5.11)	To permit a Public Garage (Automotive Detailing) in Unit #3.

HEARING INFORMATION

DATE OF MEETING: Thursday, September 22, 2022

TIME: 6:00 p.m.

MEETING LOCATION: Vaughan City Hall, Council Chamber, 2141 Major Mackenzie Drive, Vaughan

LIVE STREAM LINK: [Vaughan.ca/LiveCouncil](https://vaughan.ca/LiveCouncil)

PUBLIC PARTICIPATION

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.

INTRODUCTION	
<p>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:</p> <p>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.</p> <p>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.</p>	

COMMITTEE OF ADJUSTMENT COMMENTS	
Date Public Notice Mailed:	September 8, 2022
Date Applicant Confirmed Posting of Sign:	September 8, 2022
Applicant Justification for Variances: <small>*As provided by Applicant in Application Form</small>	Motor Vehicle sales are currently not permitted unless it is an existing use (By-Law 01-2021), the Proponent wishes to add Motor Vehicle sales to the current Auto Detailing business. All uses will be within the building and no storage of vehicles except for customer pickup / drop off will occur. Note, Auto Sales are permitted in Zoning By-Law 1-88 and are requested to be reinstated in Zoning By-Law 01-2021.
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.</small> <small>*A revised submission may be required to address staff / agency comments received as part of the application review process.</small> <small>*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 Recommended Conditions of Approval:	None

BUILDING STANDARDS (ZONING) COMMENTS	
**See Schedule B for Building Standards (Zoning) Comments	
Building Standards Recommended Conditions of Approval:	None

DEVELOPMENT PLANNING COMMENTS	
**See Schedule B for Development Planning Comments.	
Development Planning Recommended Conditions of Approval:	None

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 the variance application A241/22.	

DEVELOPMENT ENGINEERING COMMENTS	
Link to Grading Permit Link to Pool Permit Link to Curb Curt Permit Link Culvert Installation	
Development Engineering Recommended Conditions of Approval:	None

PARKS, FORESTRY & HORTICULTURE (PFH) COMMENTS	
Forestry: Forestry has no comment.	
PFH Recommended Conditions of Approval:	None

DEVELOPMENT FINANCE COMMENTS	
No comment no concerns	
Development Finance Recommended Conditions of Approval:	None

BY-LAW AND COMPLIANCE, LICENSING AND PERMIT SERVICES COMMENTS	
No comment no concerns	
BCLPS Recommended Conditions of Approval:	None

BUILDING INSPECTION (SEPTIC) COMMENTS	
No comment received to date	
Building Inspection Recommended Conditions of Approval:	None

FIRE DEPARTMENT COMMENTS	
No comment received to date	
Fire Department Recommended Conditions of Approval:	None

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)
Schedule D (if required)	Previous COA Decisions on the Subject Land

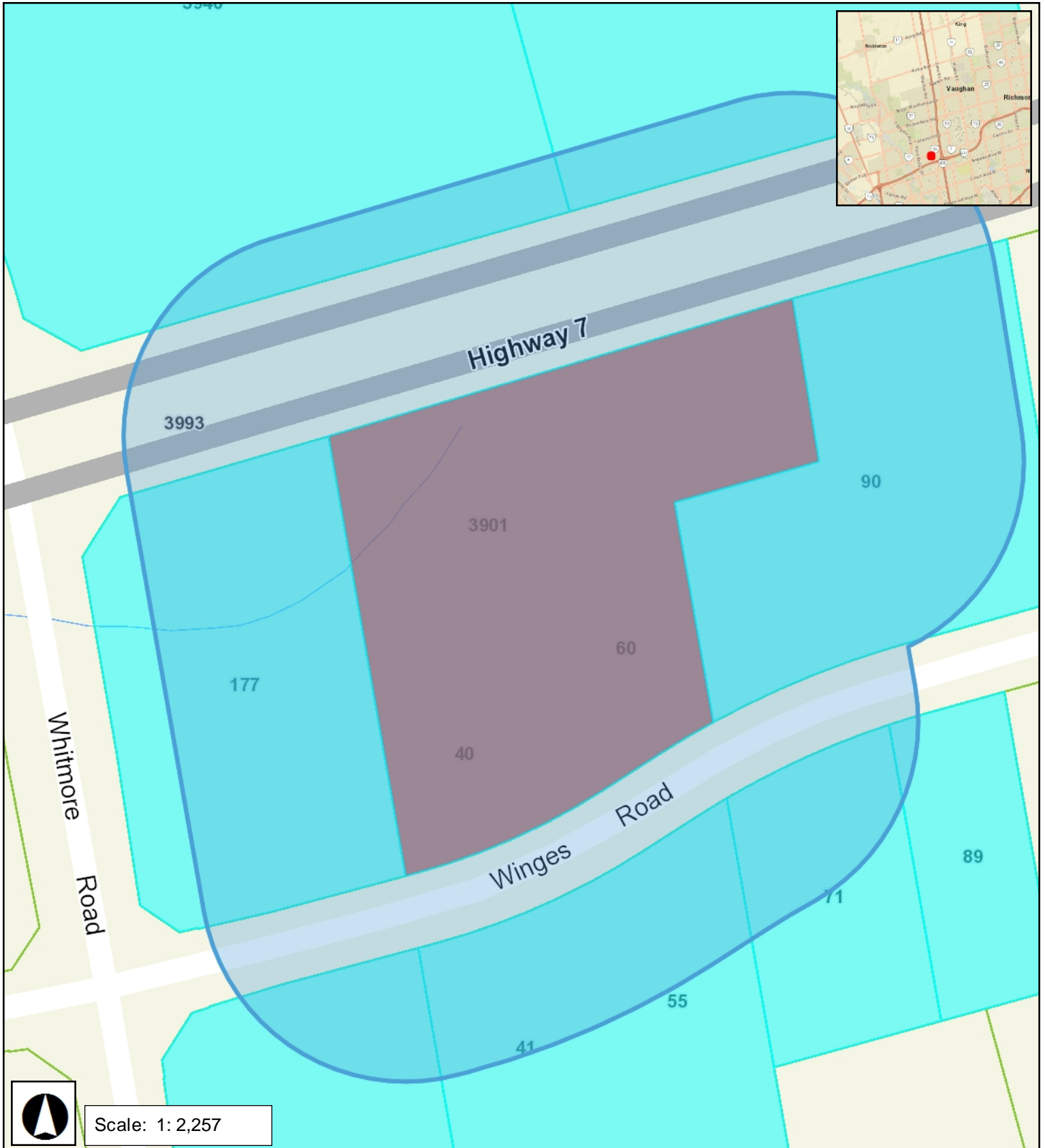
Should the Committee find it appropriate to approve this application in accordance with request and the sketch submitted with the application, as required by Ontario Regulation 200/96, the following conditions have been recommended: None

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.	

IMPORTANT INFORMATION – PLEASE READ	
<p>APPROVALS: Making any changes to your proposal after a decision has been made may impact the validity of the Committee’s decision.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p>	
<p>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.</p> <p>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.</p> <p>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</p> <p>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.</p>	
<p>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.</p>	

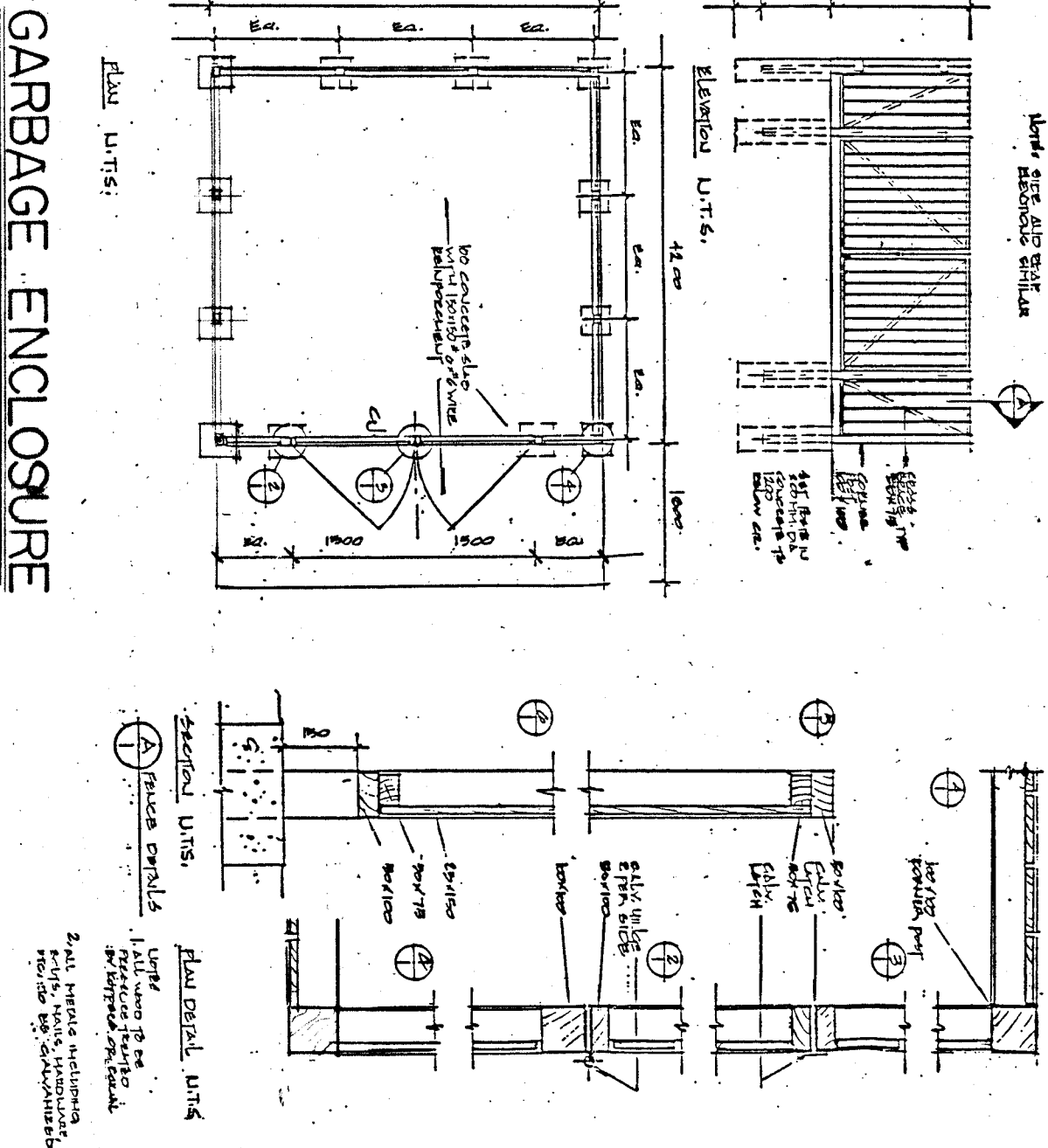
SCHEDULE A: DRAWINGS & PLANS

60 WINGES ROAD, UNIT 3, WOODBRIDGE



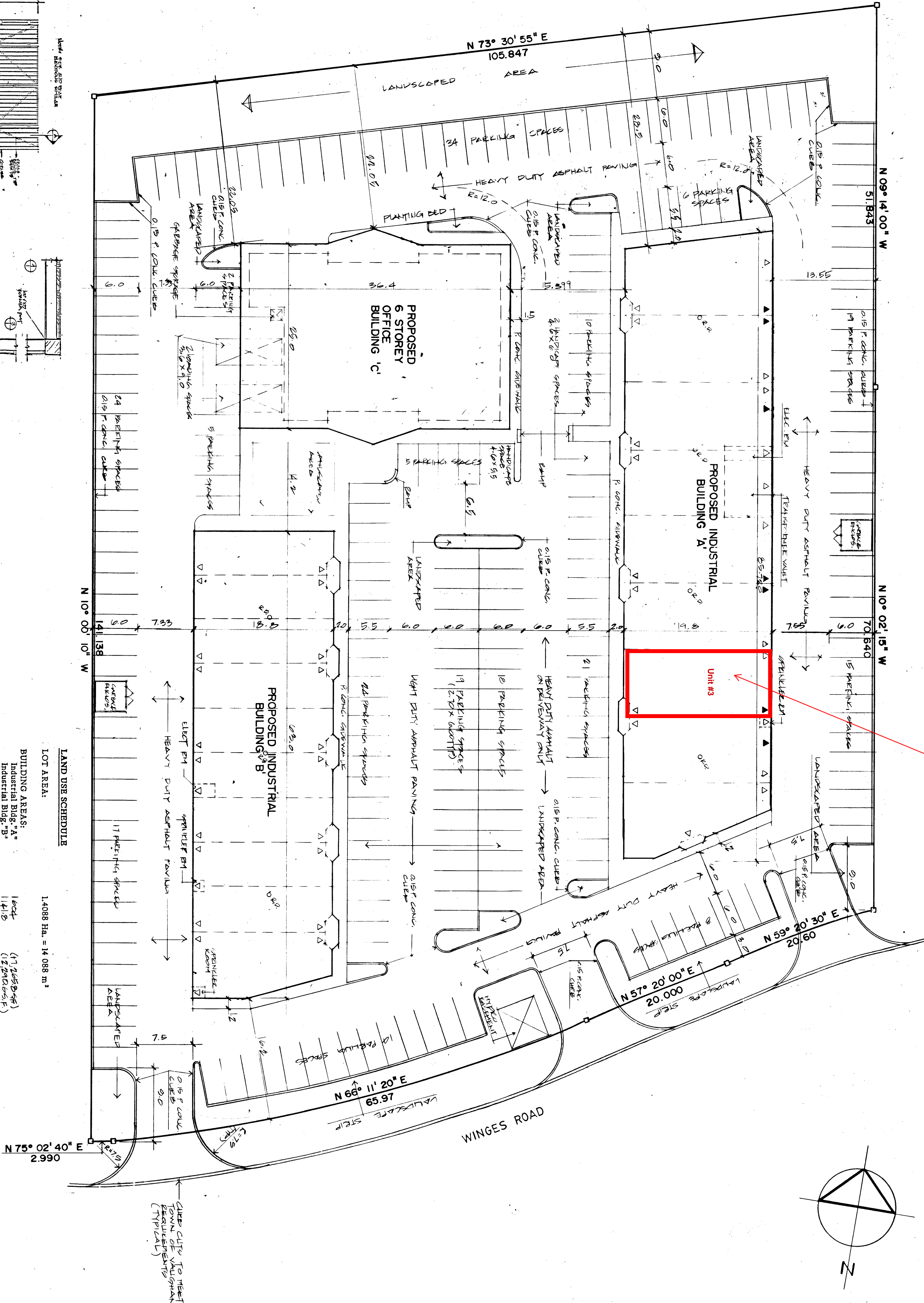
PLANS PREPARED BY APPLICANT

GARBAGE ENCLOSURE

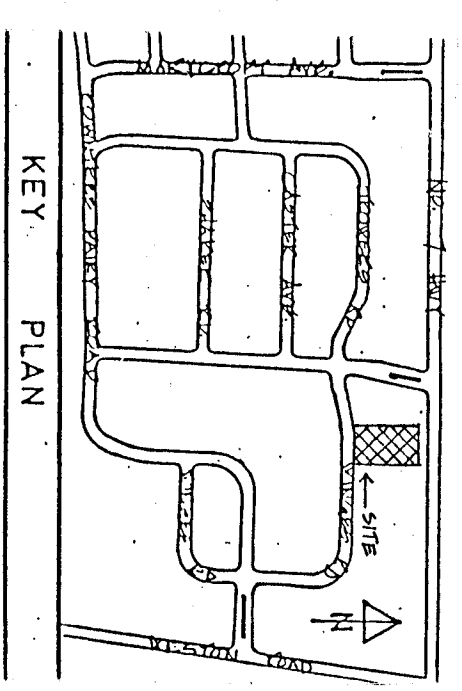
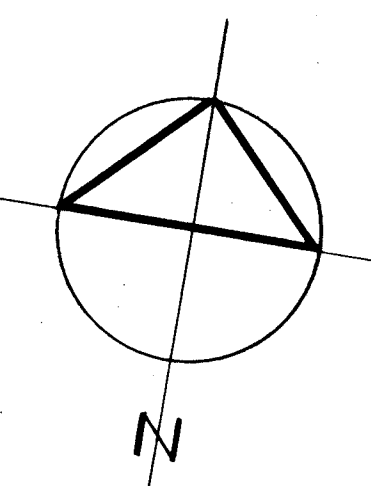


LAND USE SCHEDULE	
LOT AREA:	1,408.8 Ha. = 14,088 m²
BUILDING AREAS:	
Industrial Bldg. "A"	1,004 (17,255 S.F.)
Industrial Bldg. "B"	1,118 (12,290 S.F.)
TOTAL	
Office Building "C"	2,145 (23,544 S.F.)
OFFICE BUILDING "C"	
Ground Floor	667 m² [7,179 S.F.]
Second Floor	934.4 m² [10,058 S.F.]
Third Floor	934.4 m² [10,058 S.F.]
Fourth Floor	934.4 m² [10,058 S.F.]
Fifth Floor	934.4 m² [10,058 S.F.]
Sixth Floor	934.4 m² [10,058 S.F.]
TOTAL	
5,339 m² [57,470 S.F.]	
TOTAL BUILDING AREAS:	
(Buildings "A", "B" & "C")	8,064.8 (87,249 S.F.)
PARKING:	
Required:	19 @ 4 spaces/Unit = 76 Spaces
Industrial	3 spaces/100 x 3 = 160 Spaces
Office	
TOTAL	
236 Spaces	
241 Spaces	

THESE PLANS WERE PREPARED BY THE APPLICANT OR BY AN ARCHITECT OR ENGINEER REGISTERED IN THE PROVINCE OF ONTARIO. THE APPLICANT OR ARCHITECT OR ENGINEER IS NOT BEING HELD RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THE APPLICANT OR ARCHITECT OR ENGINEER IS NOT BEING HELD RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THE APPLICANT OR ARCHITECT OR ENGINEER IS NOT BEING HELD RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.



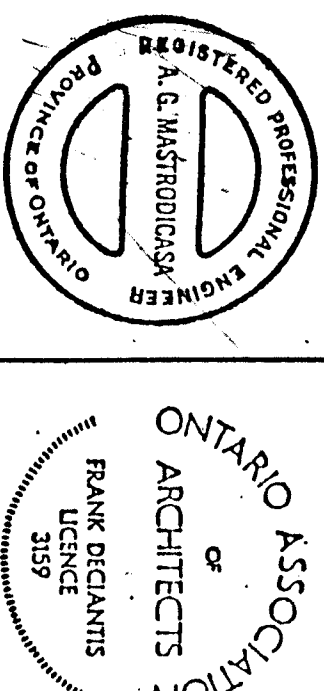
#12
Variance 1) and 2): To Permit a Motor Vehicle Sales Establishment Use and a Public Garage (Automotive Detailing) Use in Unit #3 under Zoning By-law 1-98.



PLAN OF SURVEY OF
PART OF LOT 5, CONCESSION 6
TOWN OF VAUGHAN
REGIONAL MUNICIPALITY OF YORK

- NOTES
- 000.00 Denotes existing grades.
 - 000.00 Denotes proposed grades.
 - 000.00 Denotes existing grades to be maintained.
 - Denotes man door.
 - Denotes overhead door.
 - Building to be constructed to requirements of Ontario Building Code, Group F, Division 2.
 - Entire Building[s] to be sprinklered.

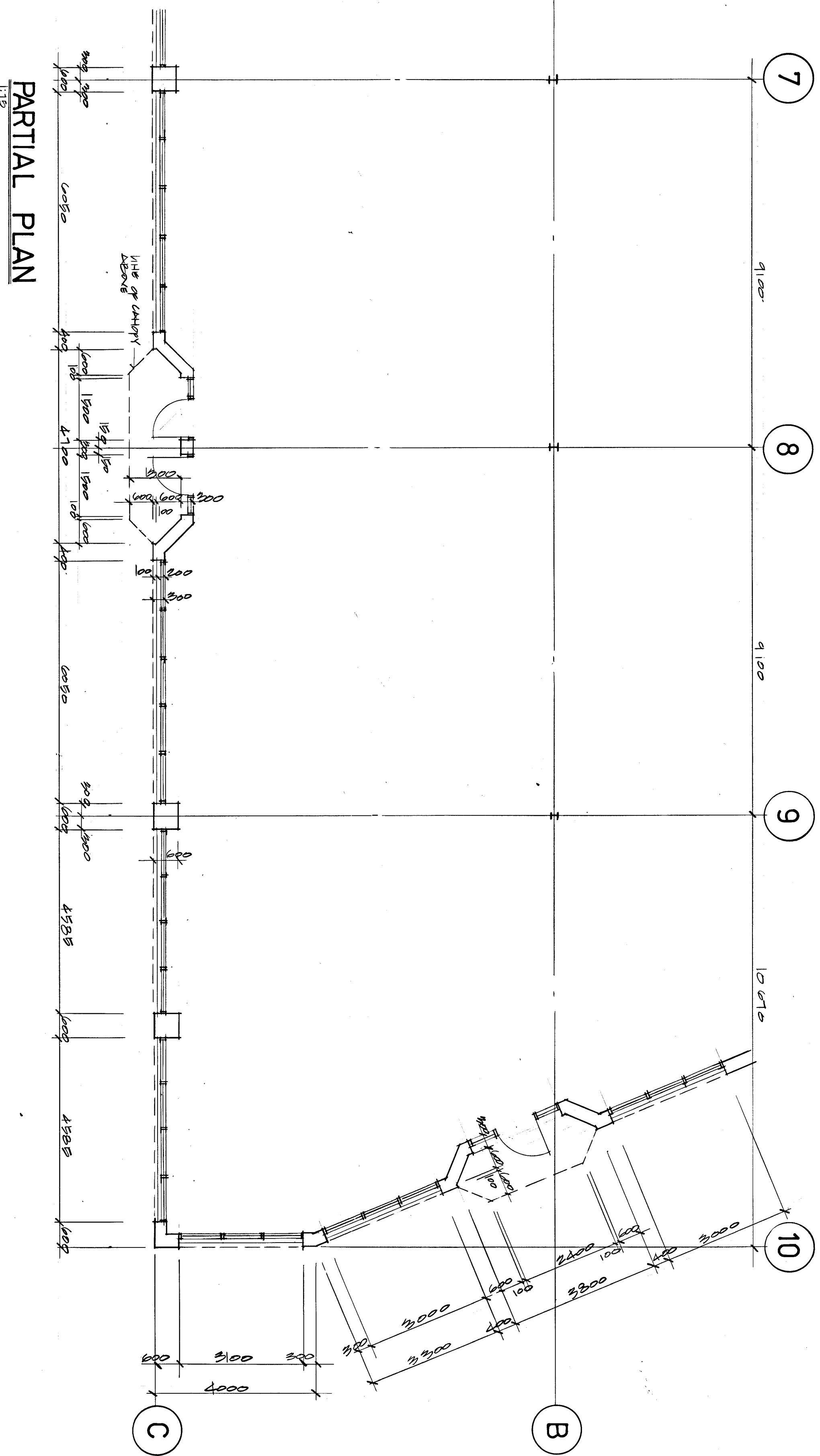
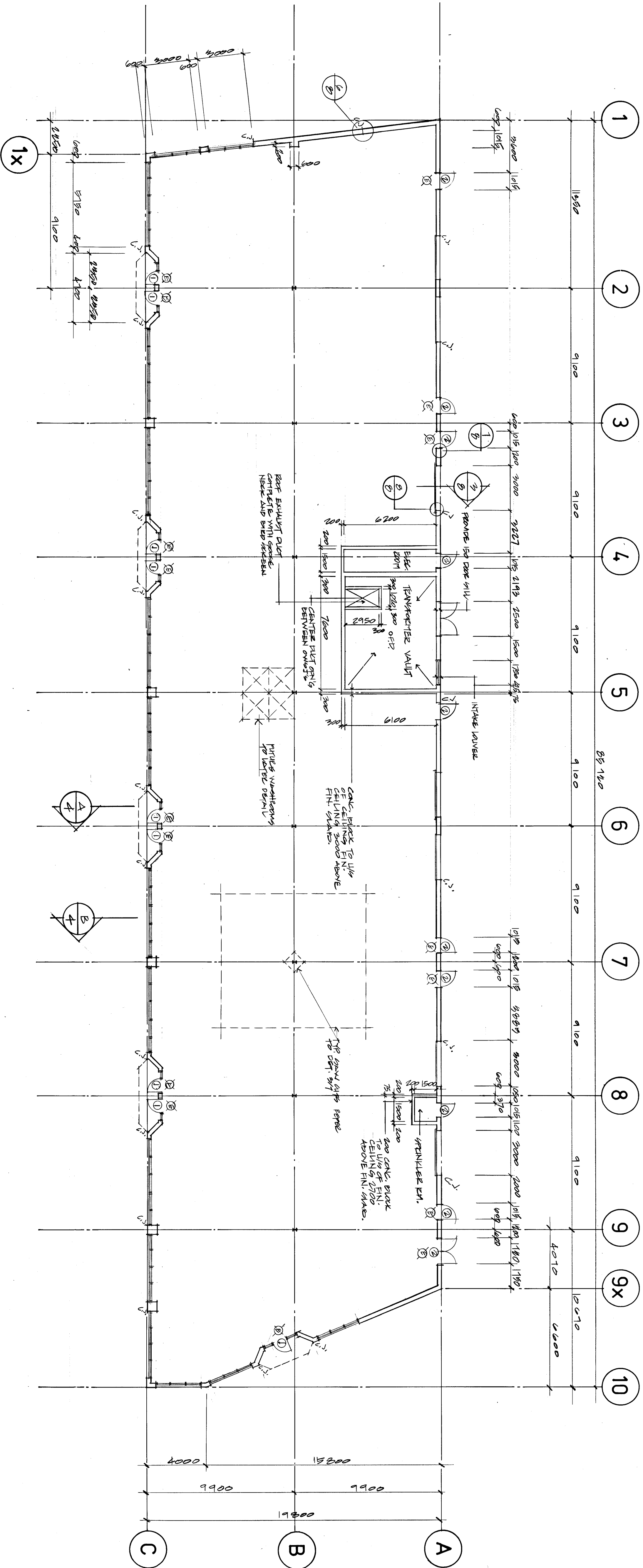
revision	date	description
1	APR 23/81	TEMPERATURE VAULT
2	MAY 11/87	VAULT FOR BUILDING PERMIT
3	FEB 17/87	REMOVED AS PER PWD COMMENTS
4	UN 8/74	GENERAL FEEDBACK (CONTRACTOR)
5	SEP 17/76	OLD REAR ELEVATION



SITE PLAN
PROPOSED DEVELOPMENT
FOR WESTIB INVEST. INC.
WINGES ROAD

TOWN OF VAUGHAN	ONTARIO
SCALE	PROJECT NO.
1:300	9-86
DATE	DRAWN BY
JULY 31/86	A.C.

Multi-Design Associates Inc.
580 Steeles Ave. W., Unit 3, Downsview, Ontario M3J 2A5
Telephone 753-0355





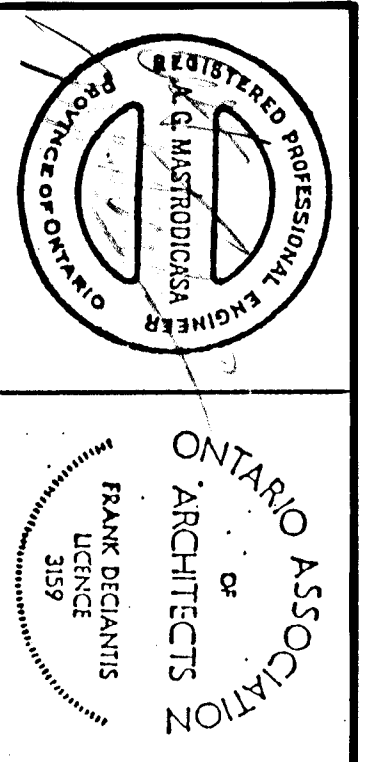
PARTIAL PLAN

1:12

MASTODONDA ENGINEERING LIMITED/JOINT DESIGN ASSOCIATES INC.,
REGISTERED PROFESSIONAL ENGINEERS
THE USE OF THIS DOCUMENT IS LIMITED TO THE PROJECT AND SITE SPECIFICALLY
IDENTIFIED IN THE TITLE. ANY OTHER USE OF THIS DOCUMENT WITHOUT THE WRITTEN
CONSENT OF MASTODONDA ENGINEERING LIMITED/JOINT DESIGN ASSOCIATES INC. IS
UNLAWFUL. THIS DRAWING MAY NOT REFLECT THE CURRENT STATUS OF
THE BUILDING OR SITE. AND INFORMATION IS TO BE VERIFIED BY ON-
SITE INVESTIGATIONS.
Date Issued **MAR. 21/01**

- FLOOR PLAN
1. Refer to general notes and details.
 2. Refer to site plan for finished floor elevation.
 3. All exterior walls to be 300 thick unless
otherwise noted.
 4. Slab on grade to be 125 thick with
152X22X18.75MM X @ 175 mm welded wire mesh.
thick.
 5. Slab on grade in office area slab to be 125
thick.
 6. Slab on grade to be sawcut at grid lines and at
mid-bay in both directions. Typical depth of
sawcut to be 1/3 the slab thickness, unless
otherwise noted.
 7. Compact slab sub-base and backfill any low areas
with granular material. Compaction to be the
responsibility of the contractor. See soil report
for recommended sub-base.
 8. on plan denotes required designated exit.
on plan denotes a 915 x 2100 glazed aluminum
door.
on plan denotes a 915 x 2100 Hollow Metal
door.

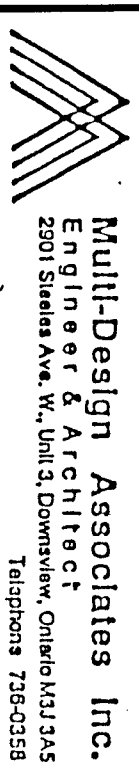
	APR 15/01	TRANSFER VENT
	MAY 11/01	WALLED FOR BUILDING PERMIT
revision	date	description



Sheet title
FLOOR PLAN (BLDG 'A')

Project
**PROPOSED DEVELOPMENT
FOR WESTIB INVEST. INC.
60 WINGES ROAD
TOWN OF VAUGHAN • ONTARIO**

Scale 1:150	Project no. 9 - 86	Drawing no. 3 OF 8
Date MAY 11, 01	Drawn by MS	



Multi-Design Associates Inc.
Engineers & Architects
250 Sheppard Ave. E., Unit 2, Downsview
Ontario M3J 1K7
Telephone 754-0358

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				
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			Recommend Approval/No Conditions
Building Standards (Zoning)	X			General Comments

To: Christine Vigneault, Committee of Adjustment Secretary Treasurer

From: Nancy Tuckett, Director of Development Planning

Date: September 14, 2022

Name of Owner: Gallu Construction Inc.

Location: 60 Winges Road, Unit #3

File No.(s): A241/22

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

1. To permit a Public Garage (Automotive Detailing) in Unit # 3.

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

1. In a C10 Zone a Public Garage (Automotive Detailing) is not a permitted use.

Official Plan:

City of Vaughan Official Plan 2010 ('VOP 2010'): "Mid-Rise Mixed-Use"

Comments:

The Owner is requesting relief to permit the use of a "Public Garage (Automotive Detailing)" within Unit #3 of the existing multi-unit plaza with the above noted variance. The plaza contains three single storey buildings and a six storey office building. The two single storey plaza buildings that do not face Highway 7 are multi-unit and are of a commercial-industrial nature.

Under Zoning By-law 1-88, the Subject Lands are subject to site-specific exception 9(477L) and the underlying "C10 – Corporate Commercial Zone". The C10 Zone does not permit a "Public Garage (Automotive Detailing)". The exception permits a full service "Public Garage" within the plaza's one single storey building facing Highway 7 fully occupied by Active Green+Ross. An "Automotive Retail Store" is a permitted use under Zoning By-law 1-88 that permits the retail sale of vehicle parts and accessories, and tools, and may include service bays for performing specialized automotive related work. The permitted automotive work is confined to light activities, as autobody work and repair is not permitted in the "Automotive Retail Store" definition. Automotive detailing may be considered a form of light automotive work as it involves the cleaning of vehicles.

The Development Planning Department has no objection to the proposed variance for the "Public Garage (Automotive Detailing)" use. The site will provide automotive detailing and will not involve any outdoor storage or display of motor vehicles and will not include more intensive automotive repair and/or paint works. The light automotive work permitted by the "Automotive Retail Store" use is similar to the proposed automotive detailing work. The use is to be located within a multi-unit plaza and automotive detailing work is not anticipated to adversely impact the operations of the other uses within the two commercial-industrial plaza buildings or the character of the site.

Accordingly, the Development Planning Department can support the requested variance 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-law, 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:

Joshua Cipolletta, Planner I

David Harding, Senior Planner

To: Committee of Adjustment
From: Christian Tinney, Building Standards Department
Date: August 30, 2022
Applicant: Gallu Construction
Location: CONC 6 Part of Lot 5 municipally known as 60 Winges Road, Unit #3
File No.(s): A241/22

Zoning Classification:

The subject lands are zoned GMU – General Mixed-Use Zone and subject to the provisions of Exception 14.278 under Zoning By-law 001-2021, as amended.

#	Zoning By-law 01-2021	Variance requested
	This application has been determined to be transitioned in accordance with Subsection 1.6.3.3.2 (a)(f) and therefore is subject to Zoning By-law 1-88, as amended, only.	

The subject lands are zoned C10 – Corporate District Zone and subject to the provisions of Exception 9(477L) under Zoning By-law 1-88, as amended.

	Zoning By-law 1-88	Variance requested
1	In a C10 Zone a Public Garage (Automotive Detailing) is not a permitted use. (Section 5.11)	To permit a Public Garage (Automotive Detailing) in Unit # 3.

Staff Comments:

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

There are no outstanding Orders on file

Building Permit(s) Issued:

A 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/site plan approval.

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.

Date: August 25th , 2022

Attention: **Christine Vigneault**

RE: Request for Comments

File No.: **A241-22**

Related Files:

Applicant Gallu Construction Inc.

Location 60 Winges Road, Unit 3

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

Pravina Attwala

Subject: FW: [External] RE: A241/22 (60 WINGES ROAD, UNIT 3) - REQUEST FOR COMMENTS

From: Development Services <developmentservices@york.ca>
Sent: September-07-22 12:30 PM
To: Pravina Attwala <Pravina.Attwala@vaughan.ca>; Committee of Adjustment <CofA@vaughan.ca>
Subject: [External] RE: A241/22 (60 WINGES ROAD, UNIT 3) - REQUEST FOR COMMENTS

Hello,

The Regional Municipality of York has completed its review of the above minor variance (A241/22) and has no comment.

Thank you,
Niranjan

Niranjan Rajevan, M.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 ext. 71521 | niranjan.rajevan@york.ca | www.york.ca
Our Values: Integrity, Commitment, Accountability, Respect, Excellence



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

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SCHEDULE C: PUBLIC & APPLICANT CORRESPONDENCE

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