



Staff Report Summary

Item # 05

Ward # 4

File: B033/19

Applicant: York Major Holdings Inc.

Address: 370 Rodinea Rd Maple ON

Agent: Ryan Mino-Leahan
KLM Planning Partners Inc.

Please note that comments received after the preparation of this Staff Report (up until 4:00 p.m. on the last business day prior to the day of the scheduled hearing date) will be provided as an addendum.

| Commenting Department | <input checked="" type="checkbox"/> Positive Comment | Condition(s) <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> |
|---|--|---|
| | <input checked="" type="checkbox"/> Negative Comment | |
| Committee of Adjustment | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| Building Standards | <input checked="" type="checkbox"/> | |
| Development Planning | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| Cultural Heritage (Urban Design) | <input checked="" type="checkbox"/> | |
| Development Engineering | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| Parks, Forestry and Horticulture Operations | | |
| By-law & Compliance | | |
| Financial Planning & Development | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| Real Estate Department | | |
| Fire Department | | |
| TRCA | <input checked="" type="checkbox"/> | |
| Ministry of Transportation | | |
| Region of York | <input checked="" type="checkbox"/> | |
| Alectra (Formerly PowerStream) | <input checked="" type="checkbox"/> | |
| Bell Canada | <input checked="" type="checkbox"/> | |
| Public Correspondence (see Schedule B) | <input checked="" type="checkbox"/> | |

Adjournment History: None.

Background History: None.

Staff Report Prepared By: Lenore Providence
Hearing Date: Thursday, February 27, 2020



Consent Application

B033/19

Agenda Item: 05

Ward: 4

Prepared By: Lenore Providence Assistant Secretary Treasurer

Date of Hearing: Thursday, February 27, 2020

Applicant: York Major Holdings Inc.

Agent: Ryan Mino-Leahan - KLM Planning Partners Inc.

Property: 370 Rodinea Rd Maple ON

Zoning: The subject lands are zoned M2 (H) General Industrial, and subject to the provisions of Exception 9(1097) under By-law 1-88 as amended.

OP Designation: Vaughan Official Plan 2010: General Employment

Related Files: Minor Variance Application – A006/20

Purpose:

Consent is being requested to sever a parcel of land for industrial purposes, approximately 3,863.86 square metres, as a lot addition, to be merged on title with the abutting lands to the east, municipally known as 420 Rodinea Road (legally described as Block 14 on Registered Plan 65M-4330). The retained lands are approximately 6,010.35 square metres.

The severed lands will facilitate an addition to the existing truck maintenance building located at 420 Rodinea Road and will facilitate Site Plan Application DA.19.051.

The retained lands will maintain frontage on Rodinea Road and will continue use as a storage facility for transport truck trailers.

Background (previous applications approved by the Committee on the subject land): N/A

Adjournment History: N/A

Staff & Agency Comments

Please note that staff/agency comments received after the preparation of this Report will be provided as an addendum item to the Committee. Addendum items will shall only be received by the Secretary Treasurer until **4:00 p.m.** on the last business day **prior** to the day of the scheduled Meeting.

Committee of Adjustment:
Public notice was mailed on February 12, 2020

Applicant confirmed posting of signage on February 10, 2020

Existing Building or Structures on the subject land: Industrial building with storage.

Recommended conditions of approval:

1. That the applicant’s solicitor provides the secretary-treasurer with a copy of the prepared draft transfer document to confirm the legal description and PIN of the subject lands. Subject land applies **only** to the severed parcel, leased land, easement etc. as conditionally approved by the Committee of Adjustment.
2. That the applicant provides two (2) full size copies of the deposited plan of reference of the entire land which conforms substantially with the application as submitted.
3. That Minor Variance Application(s) A006/20 is approved at the same time as the Consent application and becomes final and binding.
4. That the severed parcel be merged on title with the abutting land to the **east**, municipally known as 420 Rodinea Road, and that the applicant’s solicitor provides an undertaking in writing that this condition will be fulfilled (please obtain standard undertaking form from Committee of Adjustment staff). Please note that Subsection 50 (3) or (5) of the Planning Act, R.S.O, 1990, as amended, applies to any subsequent conveyance of or transaction involving the parcel of land that is subject of this consent.

5. Payment of the Certificate Fee as provided on the City of Vaughan's Committee of Adjustment Fee Schedule.

Adjournment Request: N/A**Building Standards (Zoning Review):**

Stop Work Order(s) and Order(s) to Comply: There are no outstanding Orders on file.

A minor variance application will be required to recognize the severed lot of Part of Block 15 to merge with Block 14 for the purpose of zoning compliance.

The subject lands may be subject to Ontario Regulation 166/06 (TRCA - Toronto Region Conservation Authority). TRCA approval may be required.

Please ensure that any new structures or buildings proposed will comply with all the requirements of the By-law.

Development Planning:

Vaughan Official Plan 2010: General Employment

The Owner is requesting a lot line adjustment on the Subject Lands to facilitate the construction of a building addition on the existing Zoned M2 Lands. The existing building will be retained.

The Subject Lands identified in the lot adjustment are facilitated through Z.19.023 where the purpose of this application is to lift the "H" holding provision. The Owner has submitted a Planning Memo from KLM Planning Partners Inc. dated October 18, 2019. The Development Planning Department has reviewed the memo is satisfied and is of the opinion that the requested lot line adjustment maintains the intent of VOP 2010 and the consent criteria stipulated in Section 51(24) of the Planning Act. R.S.O. 1990, c. P.13.

The Development Planning Department 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.

The Development Planning Department recommends approval of the consent application subject to the following condition:

The Owner of the land shall make an Application to Annex Restrictive Covenants S118 of the Land Titles Act for the registration of a restriction that no Transfer or Charge of the lands described as Block 14 and Part of Block 15, Plan 65M-4330 (collectively, the "Restricted Lands") shall be registered unless such Transfer or Charge includes all of the Restricted Lands, and if such Transfer or Charge is registered against title to part of the Restricted Lands then the written consent from the Corporation of the City of Vaughan is required, which consent may be arbitrarily withheld.

Cultural Heritage (Urban Design):

No Response.

Development Engineering:

There are no comments associated with this application

The Development Engineering (DE) Department does not object to consent application B033/19 subject to the following condition(s):

1. The Owner shall arrange to prepare and register a reference plan at their expense for the severance of the subject lands and showing all existing and proposed easements to the satisfaction of DE. The Owner/applicant shall submit a draft reference plan to the Development Engineering Department for review prior to deposit. DE shall be in receipt of the deposited reference plan prior to clearance of said condition.
2. The Owner shall provide conceptual site grading plan for the severed parcel to be merged with the lands to the east to the satisfaction of the Development Engineering (DE) Department and confirming post-development stormwater flows are equal to or less than pre-development flows.

Parks Development:

No Response.

By-Law and Compliance, Licensing and Permit Services:

No Response.

Financial Planning and Development Finance:

That the payment of the City Development Charge is payable to the City of Vaughan prior to issuance of a building permit in accordance with the Development Charges Act and City-wide Development Charge By-law in effect at time of payment.

That the payment of Region of York Development Charge is payable to the City of Vaughan prior to issuance of a building permit in accordance with the Development Charges Act and Regional Development Charges By-laws in effect at time of payment.

That the payment of Education Development Charge is payable to the City of Vaughan prior to issuance of a building permit in accordance with the Education Act and York Region District School Board and York Catholic District School Board Development Charges By-laws in effect at time of payment

That the payment of applicable Special Area Development Charges are payable to the City of Vaughan prior to issuance of a building permit in accordance with the Development Charges Act and Special Area Development Charge By-laws in effect at time of payment.

The following condition is recommended:

The owner shall pay all property taxes as levied. Payment is to be made by certified cheque, to the satisfaction of the City of Vaughan Financial Planning and Development Finance Department (contact Nelson Pereira to have this condition cleared).

Fire Department:
No Response.

Real Estate:
Application Under Review

Schedule A – Plans & Sketches

Schedule B – Public Correspondence
Planning Justification Letter

Schedule C - Agency Comments
TRCA – No concerns or objections
Bell – No concerns or objections
Alectra (Formerly PowerStream) – No concerns or objections
Region of York – No concerns or objections

Schedule D - Previous Approvals (Notice of Decision)
None.

Staff Recommendations:
Staff and outside agencies (i.e. TRCA) act as advisory bodies to the Committee of Adjustment. Comments received are provided in the form of recommendations to assist the Committee.

The Planning Act sets the standard to which provincial interests, provincial and local policies and goals are implemented. Accordingly, review of the application considers the following:

- ✓ Conform to Section 51(24) as required by Section 53(12) of the Planning Act.
- ✓ Conform to the City of Vaughan Official Plan.
- ✓ Conform to the Provincial Policy Statements as required by Section 3(1) of the Planning Act.

Should the Committee find it appropriate to approve this application, the following conditions have been recommended:

| | Department/Agency | Condition |
|---|---|--|
| 1 | Committee of Adjustment Christine Vigneault 905-832-8585 x 8332 christine.vigneault@vaughan.ca | 1. That the applicant’s solicitor provides the secretary-treasurer with a copy of the prepared draft transfer document to confirm the legal description and PIN of the subject lands. Subject land applies only to the severed parcel, leased land, easement etc. as conditionally approved by the Committee of Adjustment. 2. That the applicant provides two (2) full size copies of the deposited plan of reference of the entire land which conforms substantially with the application as submitted. 3. That Minor Variance Application(s) A006/20 is approved at the same time as the Consent application and becomes final and binding. 4. That the severed parcel be merged on title with the abutting land to the east , municipally known as 420 Rodinea Road, and that the applicant’s solicitor provides an undertaking in writing that this condition will be fulfilled (please obtain standard undertaking form from Committee of Adjustment staff). Please note that Subsection 50 (3) or (5) of the |

| | Department/Agency | Condition |
|---|--|---|
| | | Planning Act, R.S.O, 1990, as amended, applies to any subsequent conveyance of or transaction involving the parcel of land that is subject of this consent. 5. Payment of the Certificate Fee as provided on the City of Vaughan’s Committee of Adjustment Fee Schedule. |
| 2 | Development Planning Michael Di Febo 905-832-8585 x 8990 michael.difebo@vaughan.ca | 1. The Owner of the land shall make an Application to Annex Restrictive Covenants S118 of the Land Titles Act for the registration of a restriction that no Transfer or Charge of the lands described as Block 14 and Part of Block 15, Plan 65M-4330 (collectively, the “Restricted Lands”) shall be registered unless such Transfer or Charge includes all of the Restricted Lands, and if such Transfer or Charge is registered against title to part of the Restricted Lands then the written consent from the Corporation of the City of Vaughan is required, which consent may be arbitrarily withheld. |
| 3 | Development Engineering Jason Pham 905-832-8585 x 8716 Jason.pham@vaughan.ca | 1. The Owner shall arrange to prepare and register a reference plan at their expense for the severance of the subject lands and showing all existing and proposed easements to the satisfaction of DE. The Owner/applicant shall submit a draft reference plan to the Development Engineering Department for review prior to deposit. DE shall be in receipt of the deposited reference plan prior to clearance of said condition. 2. The Owner shall provide conceptual site grading plan for the severed parcel to be merged with the lands to the east to the satisfaction of the Development Engineering (DE) Department and confirming post-development stormwater flows are equal to or less than pre-development flows. |
| 5 | Development Finance Nelson Pereira 905-832-8585 x 8393 nelson.pereira@vaughan.ca | The owner shall pay all property taxes as levied. Payment is to be made by certified cheque, to the satisfaction of the City of Vaughan Financial Planning and Development Finance Department (contact Nelson Pereira to have this condition cleared). |

Warning:

Conditions must be fulfilled within one year from the date of the giving of the Notice of Decision, failing which this application shall thereupon be deemed to be refused. No extension to the last day for fulfilling conditions is permissible.

Notice to the Applicant – 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 to Public

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. Public written submissions on an Application shall only be received by the Secretary Treasurer until **4:00 p.m.** on the last business day **prior** to the day of the scheduled Meeting.

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 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.

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 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.

For more information please contact the City of Vaughan, Committee of Adjustment

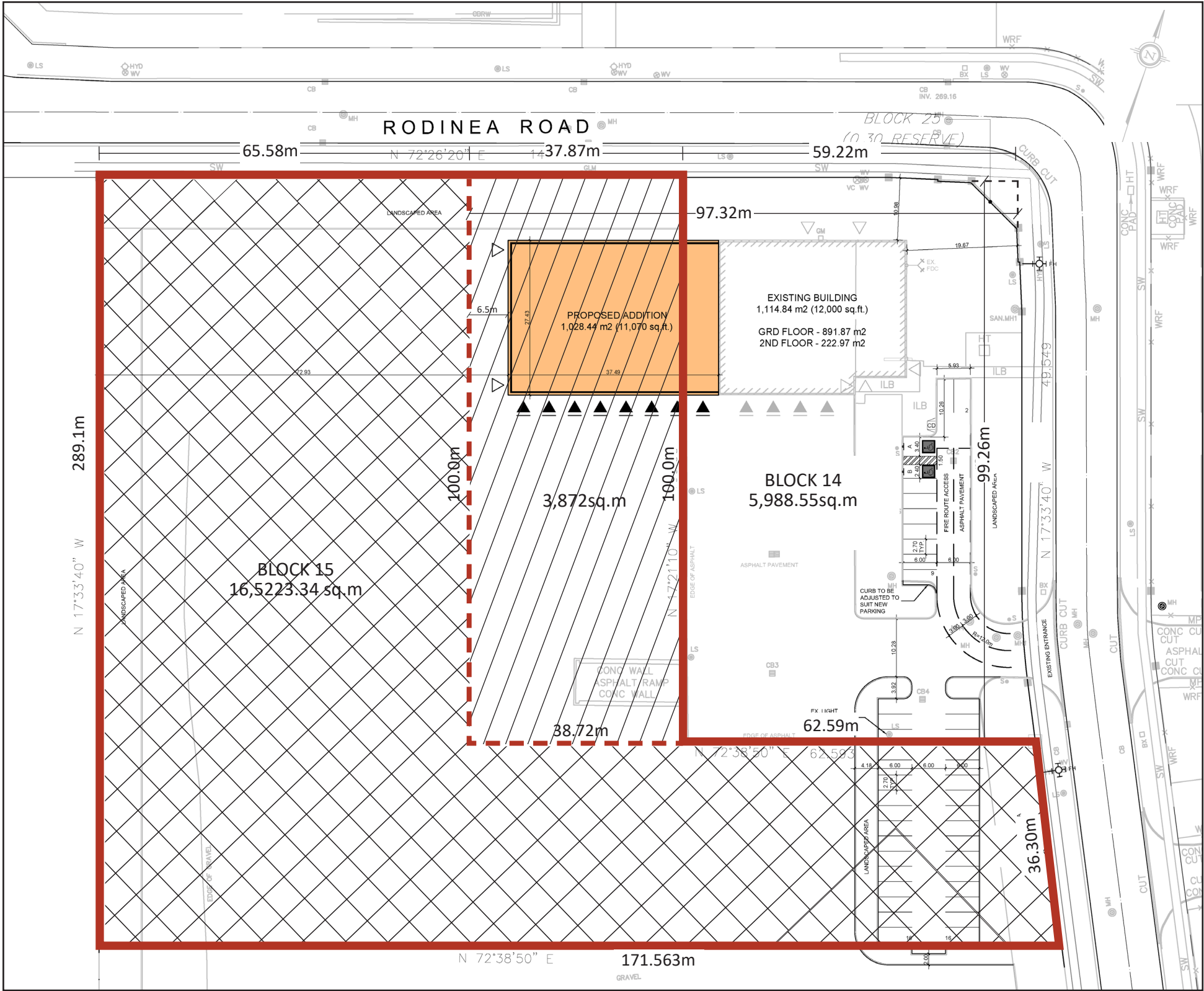
T 905 832 8585 Extension 8394
E CofA@vaughan.ca

Schedule A: Plans & Sketches

Please note that the correspondence listed in Schedule A is not comprehensive. Plans & sketches received after the preparation of this staff report will be provided as an addendum. Correspondence will only be accepted until 12:00 p.m. on the date of the scheduled hearing.

Location Map
Sketches

CONSENT SKETCH



SUBJECT LANDS (BLOCK 15)



LANDS TO BE RETAINED - 370 RODINEA ROAD



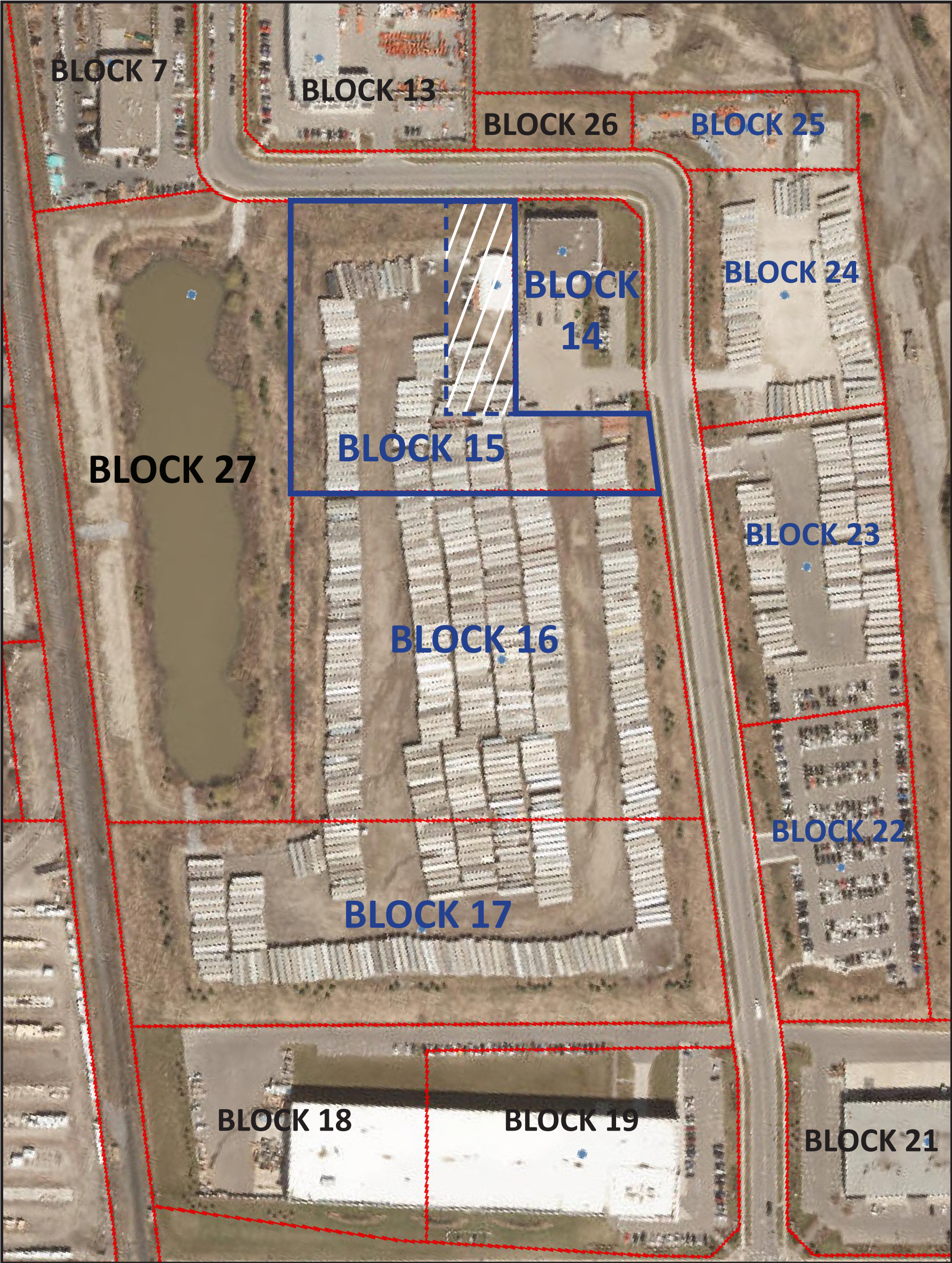
LANDS TO BE SEVERED (LOT ADDITION)



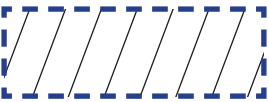
PLANNING PARTNERS INC.

NTS
OCTOBER 3, 2019

64 JARDIN DRIVE - UNIT 1B, CONCORD, ONT. L4K 3P3
PHONE (905) 669-4055 FAX (905) 669-0097 design@klmplanning.com



SUBJECT LANDS (BLOCK 15)



LANDS TO BE SEVERED (LOT ADDITION)



PLANNING PARTNERS INC.

N.T.S
OCTOBER 3, 2019

64 JARDIN DRIVE - UNIT 1B, CONCORD, ONT. L4K 3P3
PHONE (905) 669-4055 FAX (905) 669-0097 design@klmplanning.com

Schedule B: Public Correspondence Received

Please note that the correspondence listed in Schedule B is not comprehensive. Written submissions received after the preparation of this staff report will be provided as an addendum. Written submissions from the public will only be accepted / processed until 12:00 p.m. on the date of the scheduled hearing.

Planning Justification Letter



64 Jardin Drive, Unit 1B
Concord, Ontario
L4K 3P3
T. 905.669.4055
F. 905.669.0097
klmplanning.com

P - 3013

October 18, 2019

City of Vaughan
Committee of Adjustment
2141 Major Mackenzie Drive
Vaughan, Ontario
L6A 1T1

Attn: Ms. Christine Vigneault
Secretary Treasurer

RE: Application for Consent to Sever for a Lot Addition
370 Rodinea Road
Block 15, Registered Plan 65M-4330
Load King Expansion
City of Vaughan, Ontario

Ms. Vigneault,

On behalf of our client, York Major Holdings Inc. (the “owner”), we are pleased to submit the enclosed Consent Application for the lands known municipally as 370 Rodinea Road and legally described as Block 15 on Registered Plan 65M-4330, (the “subject lands”). The subject lands are located north of McNaughton Road East and west of Rodinea Road in the City of Vaughan, having an area of approximately 1.65 hectares (4.08 acres) and frontage of approximately 36.30 metres (119.16 feet). The subject lands are part of a larger area of land currently being used by Load King, a trucking and logistics company which operates their business on Blocks 14 to 17 and Blocks 22 to 25 on Registered Plan 65M-4330 for the storage and repair of transport truck tractor trailers. Block 14 currently supports a one-storey administrative and maintenance and repair building, while Blocks 15, 16, 17, 23, 24 and 25 are currently used for the outdoor storage of transport truck trailers. Block 22 is currently being used by Metrolinx as a temporary parking area for the Maple GO Station. Please refer to the attached Context Plan which illustrates the extent of the Load King lands and the subject lands.

This application is being submitted to the Committee of Adjustment to facilitate a lot addition from the subject lands to lands located to the east (420 Rodinea Road) also leased by the applicant. The severance will facilitate the expansion of the existing truck maintenance building on the lands municipally known as 420 Rodinea Road. The retained lot will continue to be used for the outside storage of transport truck trailers.

The subject lands are designated “General Employment” within the City of Vaughan Official Plan (2010), which generally permits a range of industrial and employment uses with outside storage. The general use of the lands will not be changing and will continue to be used by Load King for the storage and repair of transport truck trailers. Additional space within the existing building is required by Load King for truck and trailer maintenance, which will be facilitated by the proposed lot addition to establish one building lot.

The subject lands are zoned M2(H) - General Industrial Zone subject to Exception 9(1097) and subject to a Holding Provision by the City of Vaughan Zoning By-law 1-88. In addition to the application for Consent for a lot addition, we have submitted an application for Zoning By-law Amendment to remove the Holding Symbol on the lands to be conveyed in order to permit the development of the building expansion. As shown on the enclosed Consent Sketch, the increased lot area of Block 14 will facilitate the proposed expansion, which will fully comply with zoning standards, including lot frontage, lot area, front yard, side yard and rear yard setback requirements. No minor variances are required to facilitate the severance of the subject lands.

| M2 ZONING STANDARDS | | | |
|--------------------------------------|-------------|---------------------------------------|--|
| | REQUIRED | LANDS TO BE RETAINED (BLOCK 15) | NEW LOT (BLOCK 15 AND SEVERED LANDS) |
| MIN. LOT FRONTAGE | 36m | 36.3m | 97.32m |
| MIN. LOT AREA | 3,000 sq.m. | 16,5223.34 sq.m. | 9860.55 sq.m. |
| MIN. FRONT YARD SETBACK | 9m | N/A | 10.98m |
| MIN. SIDE YARD SETBACK (INTERIOR) | 6m | N/A | 6.5m |
| MIN. SIDE YARD SETBACK (EXTERIOR) | 9m | N/A | N/A |
| MIN. REAR YARD SETBACK | 9m | N/A | 19.67m |
| MAX. HEIGHT | 11m | N/A | 8.28m |

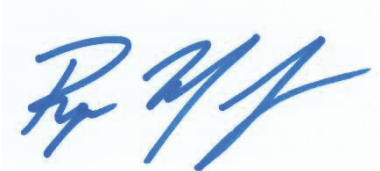
Given the foregoing, we are of the opinion that the severance for a lot addition to support the proposed building expansion represents good planning and complies with the in-effect zoning. In support of this application, this submission is accompanied by the following items in hard copies and digital format.

- One (1) copy of the completed application for Consent to Sever;
- One (1) cheque in the amount \$3,546.00, payable to the City of Vaughan;
- Three (3) copies of Consent Sketch, prepared by KLM Planning Partners Inc., dated October 3, 2019;
- Three (3) copies of the Context Plan, prepared by KLM Planning Partners Inc., dated October 3, 2019; and

- One (1) USB containing digital copies of the above files.

Yours truly,

KLM PLANNING PARTNERS INC.

A handwritten signature in blue ink, appearing to read 'RML', is positioned above the printed name.

Ryan Mino-Leahan, BURPL, MCIP, RPP
Partner

Copy: Duane E. Aubie – York Major Holdings Inc.

Schedule C: Agency Comments

Please note that the correspondence listed in Schedule C is not comprehensive. Comments received after the preparation of this staff report will be provided as an addendum. Correspondence will only be accepted until 12:00 p.m. on the date of the scheduled hearing.

- TRCA – No concerns or objections**
- Bell – No concerns or objections**
- Alectra (Formerly PowerStream) – No concerns or objections**
- Region of York – No concerns or objections**

Providence, Lenore

Subject: FW: B033/19 - REQUEST FOR COMMENTS

From: Hamedeh Razavi <Hamedeh.Razavi@trca.ca>

Sent: October-28-19 12:57 PM

To: Providence, Lenore <Lenore.Providence@vaughan.ca>

Subject: RE: B033/19 - REQUEST FOR COMMENTS

Hi Lenore,

Thank you for the comment request.

Based on our review, the subject property (370 Rodinea Rd Maple ON) is not within Toronto and Region Conservation Authority's Regulated Area. Therefore, **we do not have any concerns on that.**

Please let me know if you have any questions or concerns.

Regards,

Hamedeh Razavi MURP

Planner I

Development Planning and Permits | Development and Engineering Services

T: [\(416\) 661-6600](tel:(416)661-6600) ext. 5256

E: Hamedeh.Razavi@trca.ca

A: [101 Exchange Avenue, Vaughan, ON, L4K 5R6](#) | trca.ca



From: Stephen Bohan <Stephen.Bohan@trca.ca>

Sent: Wednesday, October 23, 2019 9:03 AM

To: Hamedeh Razavi <Hamedeh.Razavi@trca.ca>

Subject: FW: B033/19 - REQUEST FOR COMMENTS (VAUGHAN - Committee of Adjustment)

Stephen Bohan

Planner

Development Planning and Permits | Development and Engineering Services

T: [\(416\) 661-6600](tel:(416)661-6600) ext. 5743

E: stephen.bohan@trca.ca

A: [101 Exchange Avenue, Vaughan, ON, L4K 5R6](#) | trca.ca



Providence, Lenore

Subject: FW: B033/19 - REQUEST FOR COMMENTS (VAUGHAN - Committee of Adjustment) - 905-19-410

From: Gordon, Carrie <carrie.gordon@bell.ca>

Sent: October-25-19 1:19 PM

To: Providence, Lenore <Lenore.Providence@vaughan.ca>

Subject: RE: B033/19 - REQUEST FOR COMMENTS (VAUGHAN - Committee of Adjustment) - 905-19-410

Dear Lenore,

Re File:

- Severance
- B033/19
- 370 Rodinea Rd Maple ON

Subsequent to review by our local Engineering Department of the above noted lands, it has been determined that Bell Canada has no concerns or objections with the proposed Severance.

Should you have any questions or concerns regarding this response, please do not hesitate to contact me.

Thank you,

Carrie Gordon



External Liaison – Right of Way Control Centre
140 Bayfield St, Fl 2
Barrie ON, L4M 3B1
T: 705-722-2244/844-857-7942
F :705-726-4600



COMMENTS:

☐

We have reviewed the proposed Consent Application and have no comments or objections to its approval.

☒

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

☐

We have reviewed the proposed Consent Application and have the following concerns (attached below).

Alectra Utilities (formerly PowerStream) has received and reviewed the proposed Consent 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
Phone: 1-877-963-6900 ext. 31297
Fax: 905-532-4401
E-mail: stephen.cranley@alectrautilities.com

Mr. Tony D'Onofrio
Supervisor, Subdivisions & New Services
Phone: 1-877-963-6900 ext. 24419
Fax: 905-532-4401
Email: tony.donofrio@alectrautilities.com

Providence, Lenore

Subject: FW: B033/19 - REQUEST FOR COMMENTS (VAUGHAN - Committee of Adjustment)
Attachments: B033-19 - CIRCULATION.pdf

From: Hurst, Gabrielle <Gabrielle.Hurst@york.ca>
Sent: November-07-19 12:55 PM
To: Providence, Lenore <Lenore.Providence@vaughan.ca>; MacPherson, Adriana <Adriana.MacPherson@vaughan.ca>; Attwala, Pravina <Pravina.Attwala@vaughan.ca>
Subject: FW: B033/19 - REQUEST FOR COMMENTS (VAUGHAN - Committee of Adjustment)

Good afternoon Lenore,
The Regional Municipality of York has completed its review of the above consent application and has **no comment**.
Regards,
Gabrielle

Gabrielle Hurst | MCIP, RPP, C.Tech, Planning and Economic Development, Corporate Services

1-877-464-9675 ext. 71538

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