VAUGHAN

Staff Report Summary

Item # 06

Ward # 4

File: A006/20

Applicant: York Major Holdings Inc.

Address: 370 and 420 Rodinea Rd Maple

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	☑ Positive Comment ☒ Negative Comment	Condition(s) ☑ ☒
Committee of Adjustment	☑	☑
Building Standards	☑	
Building Inspection	☑	
Development Planning	☑	
Cultural Heritage (Urban Design)	☑	
Development Engineering	☑	
Parks, Forestry and Horticulture Operations	☑	
By-law & Compliance	☑	
Financial Planning & Development	☑	
Fire Department		
TRCA		
Ministry of Transportation		
Region of York	☑	
Alectra (Formerly PowerStream)	☑	
Public Correspondence **(see Schedule B)**	☑	

Adjournment History: None.

Background History: None.

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

Minor Variance Application

Agenda Item: 06

A006/20

Ward: 4

Staff Report 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 and 420 Rodinea Road, Maple ON**

Zoning: The subject lands are zoned M2 General Industrial Zone and subject to the provisions of Exception No. 9(1097) under By-law 1-88 as amended.

OP Designation: Vaughan Official Plan 2010: General Employment

Related Files: Consent Application – B033/19

Purpose: Relief from the By-law is being requested to amend the definition of a lot for zoning purposes to permit Block 14 and Parts 4 & 5 (as shown on draft reference plan submitted with application) to be considered a lot for zoning purposes to facilitate future site development and Consent Application B033/19.

The following variances are being requested from By-Law 1-88, as amended, to accommodate the above proposal:

By-law Requirement	Proposal
The definition of "Lot" means a parcel of land fronting on a street separate from any abutting land to the extent that a consent contemplated by Section 50 of the Planning Act, R.S.O. 1990, c. P. 13, would not be required for its conveyance. For the purpose of this paragraph, land defined in an application for a building permit shall be deemed to be a parcel of land and a reserve shall not form part of the lot.	For the purposes of zoning conformity, the subject lands legally described as "All of Block 14 and Parts 4 and 5 as shown on a draft reference plan, and Registered Plan 65M-4330, in the City of Vaughan, in the Regional Municipality of York", shall be deemed to be one lot regardless of the creation of a new lot by way of condominium, part-lot control, consent or any easements, or other rights or registrations given or made.

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

Property Information	
Existing Structures	**Year Constructed**
Building – 420 Rodinea Road	2010

Applicant has advised that they cannot comply with By-law for the following reason(s): It is not possible to comply with the provisions of the by-law because the owner is proposing the expansion of an existing transport trailer maintenance building over a preexisting lot line within a registered plan of subdivision. An amendment to the definition of "Lot", by way of minor variance, will be required to deem the lot to be one lot.

Adjournment Request: N/A

Recommended conditions of approval:

1. That Consent Application B033/19 receive final certification from the Secretary Treasurer and be registered on title. A copy of the registered transfer confirming registration of the Certificate of Official must be provided to the Secretary Treasurer to satisfy this condition.

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

Please ensure that any existing structures comply with the requirements of By-law 1-88.

Consent Application No. B033/19 relates to this application.

Building Inspections (Septic):
No comments or concerns

Development Planning:
Vaughan Official Plan 2010: General Employment

The Owner is requesting the above noted variance to allow all of Block 14 and Parts 4 and 5 as shown on a draft reference plan, and Registered Plan 65M-4330, in the City of Vaughan, in the Regional Municipality of York to be deemed to be one lot regardless for the purposes of zoning.

The severed lands are also subject to Zoning By-Law Amendment File Z.19.023 in order to remove the Holding Symbol ("H") which was approved by Vaughan Council on December 17, 2019 as By-Law 179-2019.

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 recommend approval of the minor variance application.

Cultural Heritage (Urban Design):
No Response.

Development Engineering:
The Development Engineering Department does not object to variance application A006/20.

Parks, Forestry and Horticulture Operations:
Forestry has no comments at this time.

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.

Fire Department:
No Response.

Schedule A – Plans & Sketches

Schedule B – Public Correspondence
Planning Justification Letter

Schedule C - Agency Comments
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 criteria for authorizing minor variances to the City of Vaughan's Zoning By-law. Accordingly, review of the application considers 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.

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:

	Department/Agency	Condition
1	Committee of Adjustment Christine Vigneault 905-832-8585 x 8332 christine.vigneault@vaughan.ca	That Consent Application B033/19 receive final certification from the Secretary Treasurer and be registered on title. A copy of the registered transfer confirming registration of the Certificate of Official must be provided to the Secretary Treasurer to satisfy this condition.

Please Note:

Relief granted from the City's Zoning By-law is determined to be the building envelope considered and approved by the Committee of Adjustment.

Development outside of the approved building envelope (subject to this application) must comply with the provisions of the City's Zoning By-law or additional variances may be required.

Elevation drawings are provided to reflect the style of roof to which building height has been applied (i.e. flat, mansard, gable etc.) as per By-law 1-88 and the Committee of Adjustment approval. Please note, that architectural design features (i.e. window placement), that do not impact the style of roof approved by the Committee, are not regulated by this decision.

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. 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.

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.

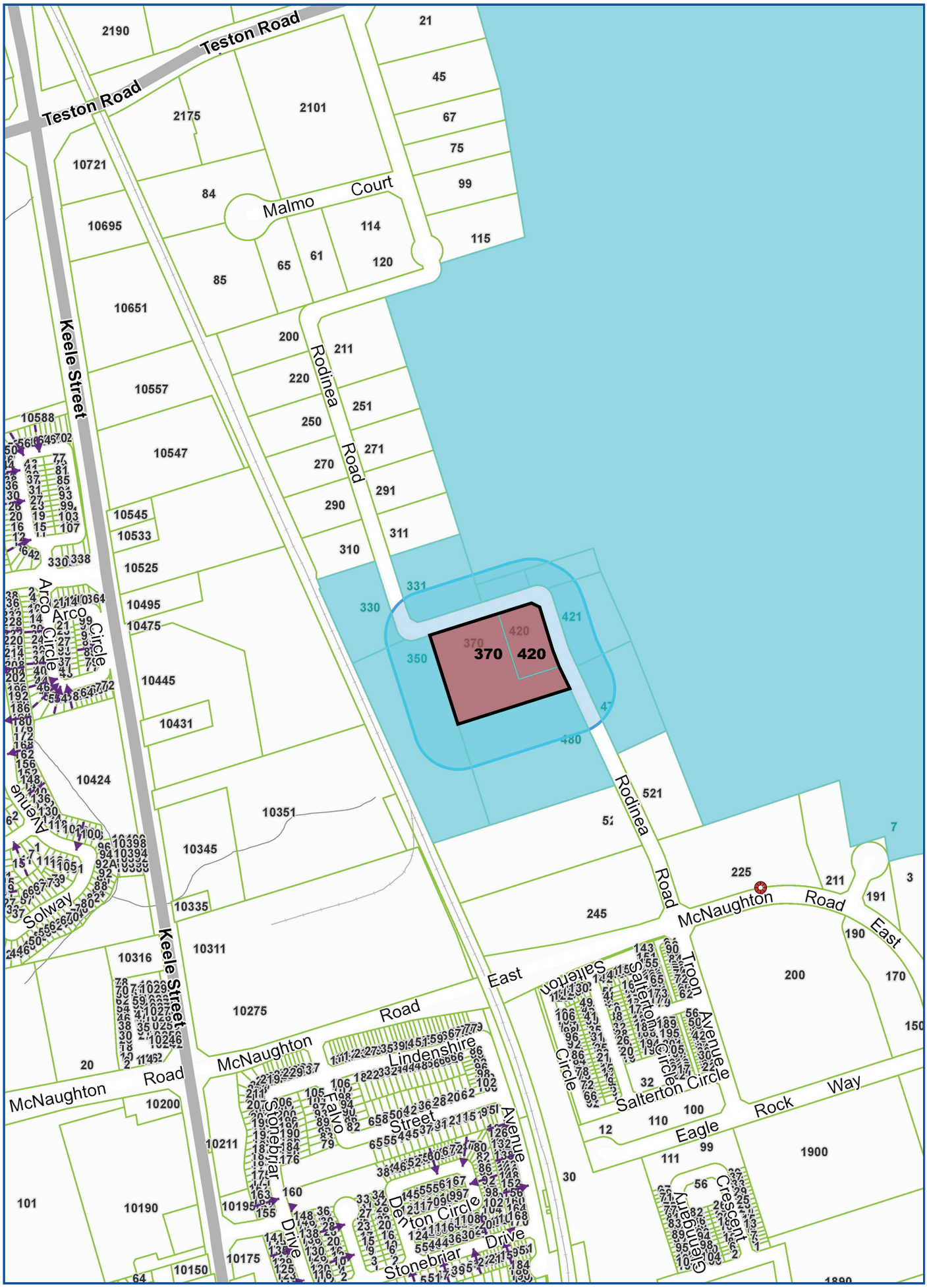
For further information please contact the City of Vaughan, Committee of Adjustment

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

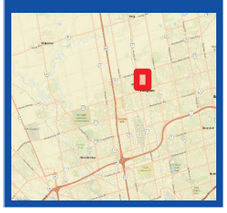
Schedule A: Plans & Sketches

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



Map Information:



Title:

370 AND 420 RODINEA ROAD, MAPLE

NOTIFICATION MAP - A006/20

Disclaimer:

Every reasonable effort has been made to ensure that the information appearing on this map is accurate and current. We believe the information to be reliable, however the City of Vaughan assumes no responsibility or liability due to errors or omissions. Please report any discrepancies to Infrastructure Programming.

VAUGHAN

Scale: 1: 7,087

0 0.11 km

Created By:

Infrastructure Delivery Department

February 19, 2020 8:34 PM

Projection:

NAD 83

UTM Zone 17N

Minor Variance Sketch

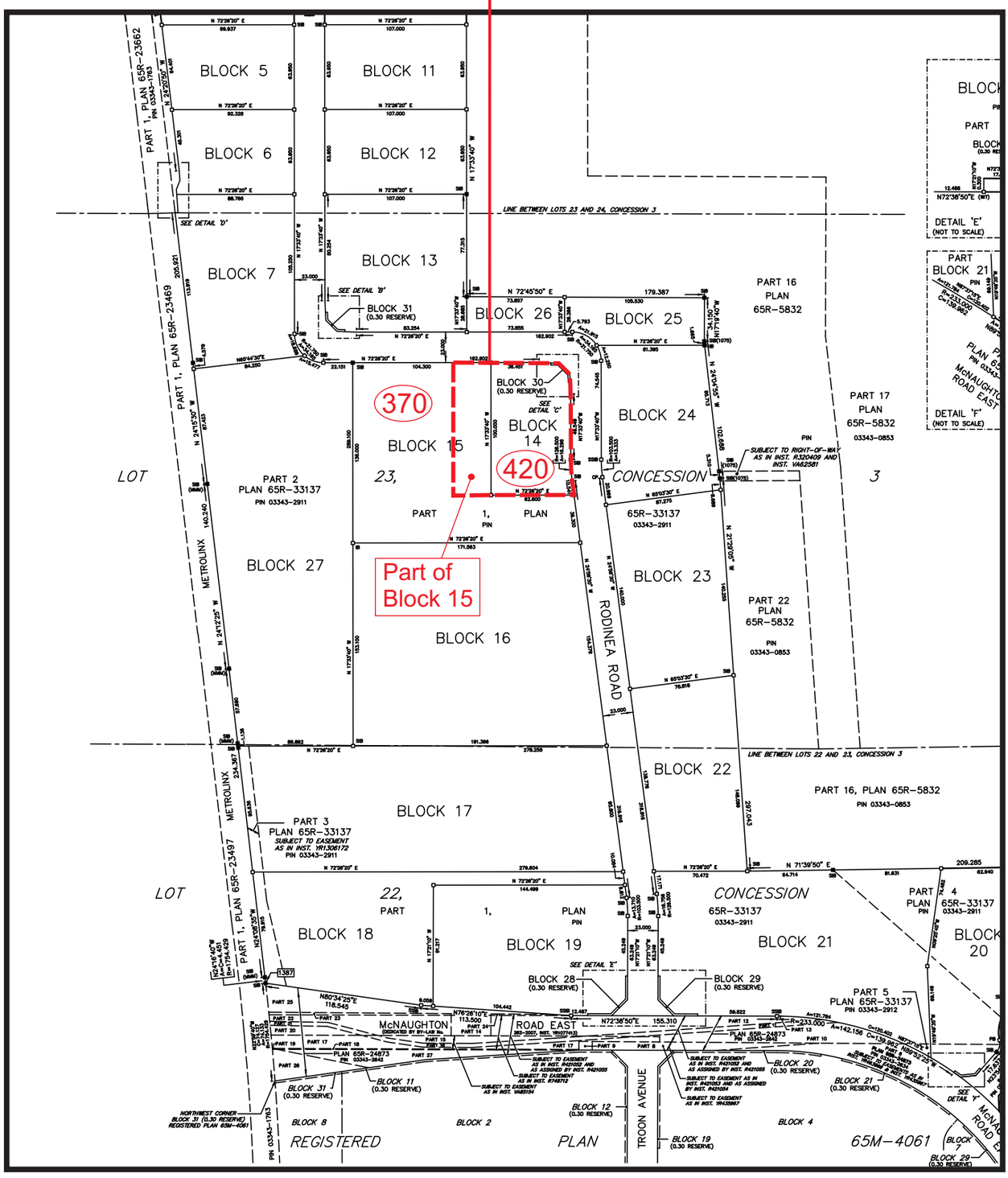
York Major Holdings Inc.

A006/20

370 and 420 Rodinea Road

All of Block 14, and Part of Block 15, Registered Plan 65M-4330, and Part of Lot 23, Concession 3 (Geographic Township of Vaughan), in the City of Vaughan, Regional Municipality of York

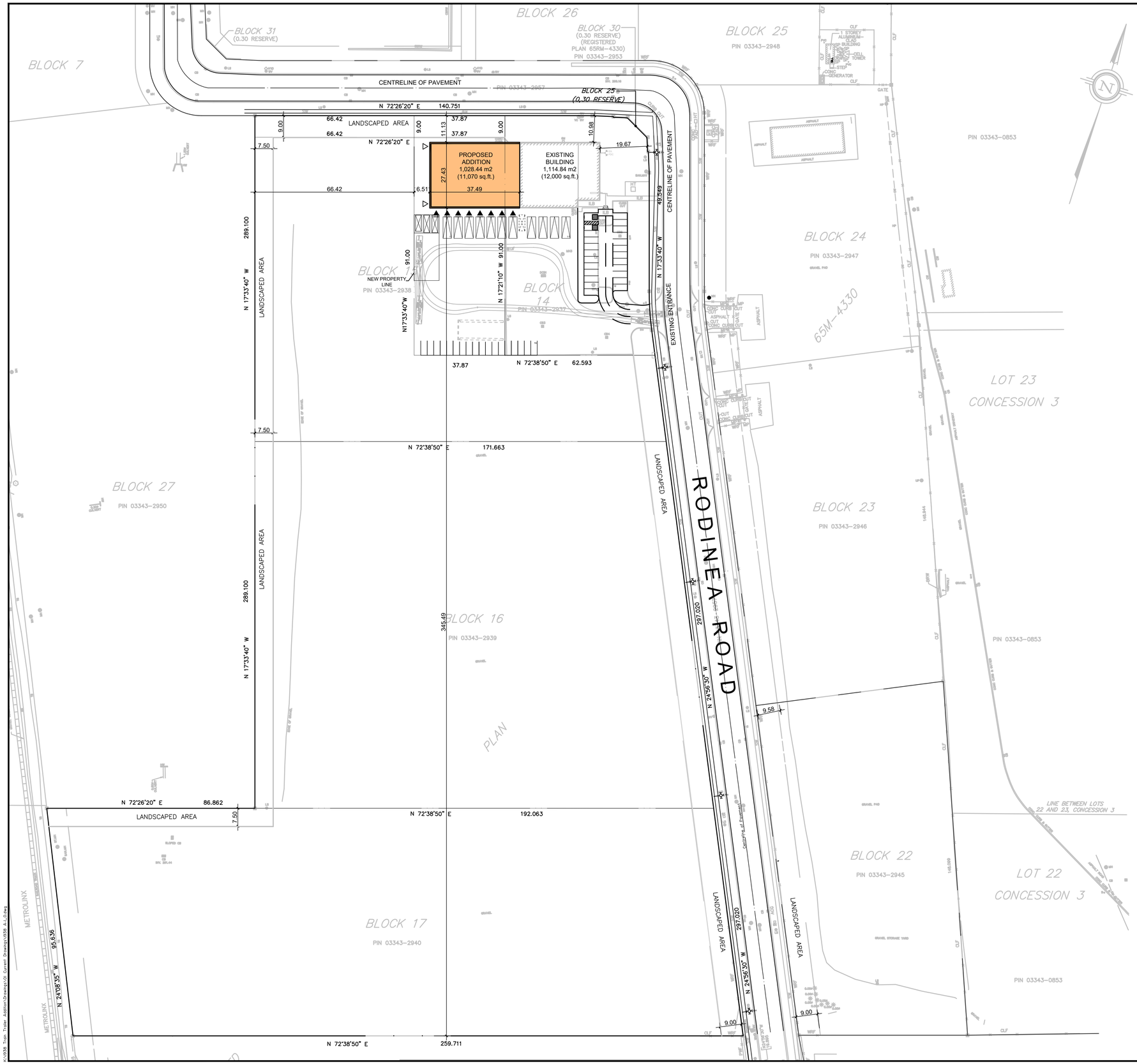
To re-define 'lot' on a site-specific basis as follows, "*For the purposes of zoning conformity, the subject lands legally described as 'All of Block 14, and Part of Block 15, Registered Plan 65M-4330, in the City of Vaughan, Regional Municipality of York' shall be deemed to be one lot regardless of the creation of a new lot by way of condominium, part-lot control, consent or any easements, or other rights or registrations given or made*".



Subject Lands (Block 14 and Part of Block 15, Registered Plan 65M-4330)

January 17, 2020

KLM PLANNING PARTNERS INC.
Planning • Design • Development
64 JARDIN DRIVE - UNIT 1B, CONCORD, ONT. L4K 3P3
PHONE (905) 669-4055 FAX (905) 669-0097 design@klmplanning.com



KEY PLAN CITY OF VAUGHAN

N.T.S. | Reference from GOOGLE MAPS

LEGAL DESCRIPTION

PLAN 65M-4330
PLAN OF SURVEY OF
PART 1 - PLAN OF
BLOCKS 14, 15, 16 & 17

CITY OF VAUGHAN
REGIONAL MUNICIPALITY OF YORK

FROM LEGAL SURVEY AS WAS PREPARED BY:
HOLDING JONES VANDERVEEN INC.
2700 LANDSTAR RD. SUITE 1002, VAUGHAN, ONT. L4K 2E3
T. 905.660.4000

PROJECT NORTH

TRUE NORTH

SITE STATISTICS

SITE AREA		76,765.61 m2 or	18.97 Ac
ZONING		M2 GENERAL INDUSTRIAL	
SETBACKS	FRONT YARD (RODINEA ROAD)	9.0 m	10.98 m
	REAR YARD (SOUTH)	15.0 m	345.49 m
	INT. SIDE YARD (EAST)	6.0 m	19.67 m
	INT. SIDE YARD (WEST)	6.0 m	72.93 m
BUILDING HEIGHT		11.0 m	8.28 m
GROSS FLOOR AREA	EX. GROUND FLOOR		
	WAREHOUSE	668.90 m2 or	7,200 sqft
	OFFICE	222.97 m2 or	2,400 sqft
	EX. SECOND FLOOR		
	OFFICE	222.97 m2 or	2,400 sqft
	PROP. GROUND FLOOR		
	WAREHOUSE	1,028.44 m2 or	11,070 sqft
	EXISTING GFA	1,114.84 m2 or	12,000 sqft
	PROPOSED GFA	1,028.44 m2 or	11,070 sqft
	TOTAL GFA	2,143.28 m2 or	23,070 sqft
SITE COVERAGE		1,920.28 m2 or	2.50 %
LANDSCAPED AREA		8,261.93 m2 or	10.76 %
PAVED AREA		66,583.40m2 or	86.74%
PARKING	INDUST. Use: 2 spaces/100 m2 @ (2,143.28 / 100) x 2	42.9 spaces	43 spaces
	TOTAL	43 spaces	43 spaces
	HANDICAPPED / ACCESSIBLE	2 spaces	2 spaces
LOADING SPACES		1 space	11 spaces
SNOW STORAGE AREA 2% OF SITE AREA		1,535.31 m2	1,535.31 m2

SYMBOL LEGEND

▷	MAN DOOR LOCATIONS
▷	LOADING DOCK LOCATIONS
▶	DRIVE-IN OVERHEAD DOORS
	HYDRANT+VALVE
	CATCH BASIN
	DOUBLE CATCH BASIN
○	STORM SEWER MANHOLE
●	SANITARY SEWER MANHOLE
LS	LIGHT STANDARD
BR	BICYCLE RACKS
124.35	EXISTING ELEVATION
124.35	PROPOSED ELEVATION
	HANDICAP PARKING
C.B.	CATCH BASIN
CD	CURB DEPRESSION. BARRIER FREE ACCESS
	SIGNAGE
	CONC. FILLED STEEL BOLLARD
FDC	SIAMESE CONNECTION
FR	FIRE ROUTE
SS	STOP SIGN

NOTES

No.	ISSUED	DATE
1	ISSUED FOR REVIEW	APR. 18, 2018
2	ISSUED FOR REVIEW	MAY. 14, 2019
3	ISSUED FOR REVIEW	NOV. 8 2019
4	ISSUED FOR REVIEW	FEB. 5 2020
5	ISSUED FOR PERMIT	FEB. 11 2020

No.	REVISION	DATE

BALDASSARRA
Architects Inc.

200-7800 Jane St | Vaughan ON | L4K 4R6
T. 905.660.0722 | **www.baldassarra.ca**

ONTARIO ASSOCIATION OF ARCHITECTS
A. BALDASSARRA
LICENSE
3654

OWNERS INFORMATION:

Train Trailers Addition

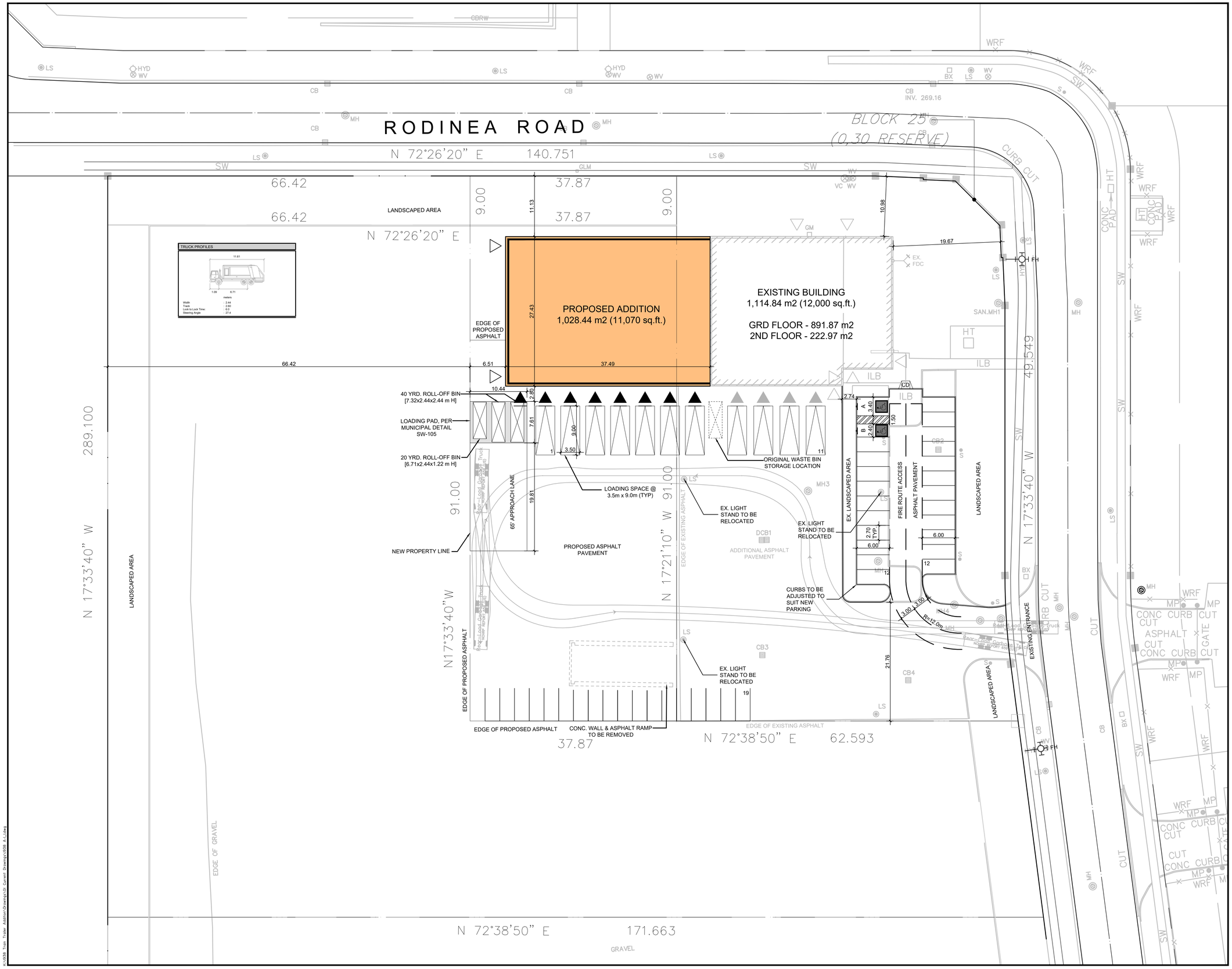
420 Rodinea Road
Maple, Ontario L6A 4P5

Site Plan

DATE:	DRAWN BY:	CHECKED:	SCALE:
Apr. 2018	j.d.h.		1:750

PROJECT No. 1938

DRAWING No. A-1.0



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4	ISSUED FOR REVIEW	FEB. 5 2020
5	ISSUED FOR PERMIT	FEB. 11 2020

No.	REVISION	DATE

BALDASSARRA Architects Inc.

200-7800 Jane St | Vaughan ON | L4K 4R6
T. 905.660.0722 | www.baldassarra.ca

ONTARIO ASSOCIATION OF ARCHITECTS
A. BALDASSARRA LICENSE 3654

OWNERS INFORMATION:

Train Trailers Addition

420 Rodinea Road
Maple, Ontario L6A 4P5

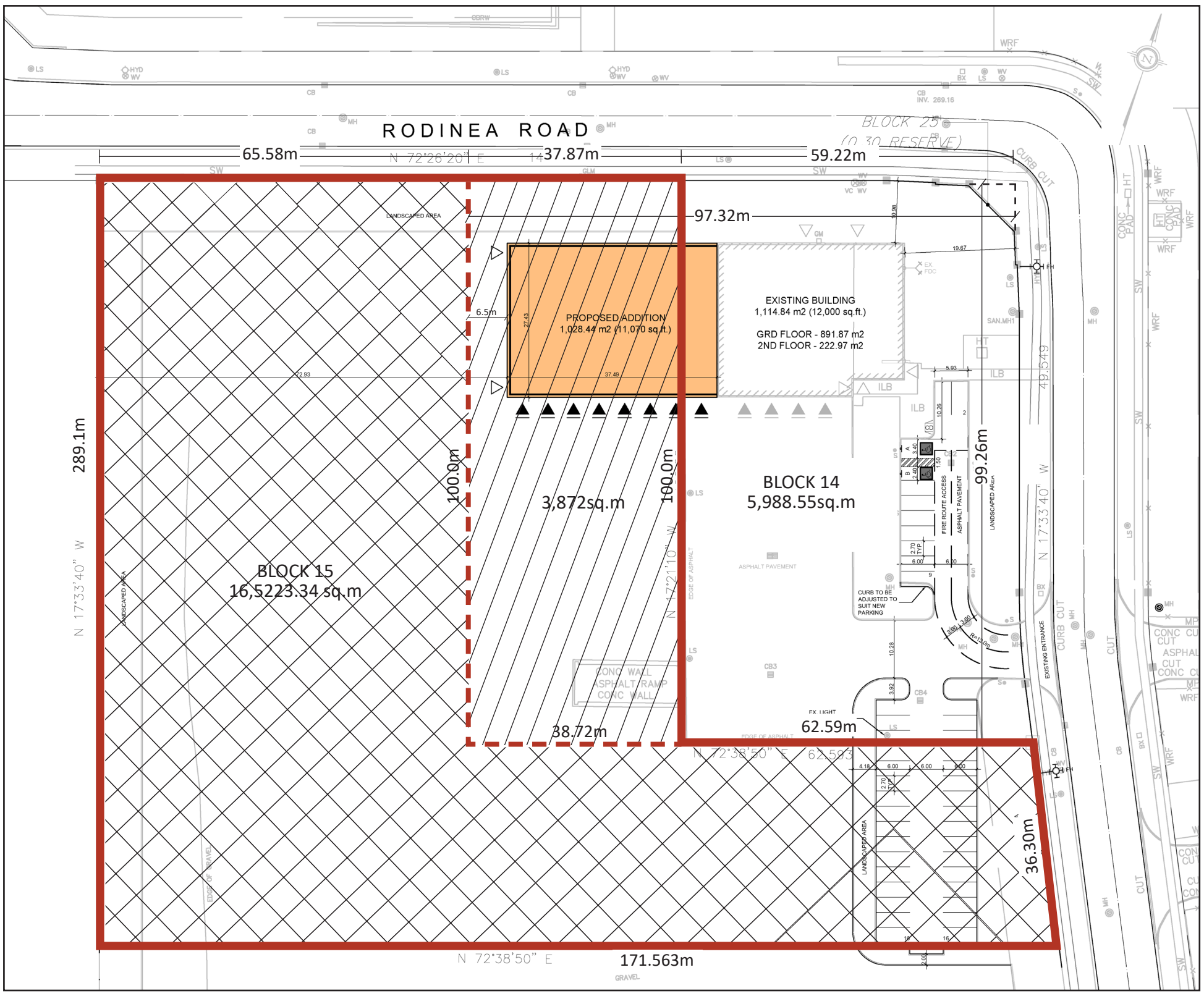
Detailed Site Plan

DATE:	DRAWN BY:	CHECKED:	SCALE:
Apr. 2018	j.d.h.		1:300

PROJECT No.	DRAWING No.
1938	A-1.1

K:\1938 Train Trailer Addition\Drawings\06 Current Drawings\A1938 A-1.1.dwg

A006/20



SUBJECT LANDS (BLOCK 15)

LANDS TO BE RETAINED - 370 RODINEA ROAD

LANDS TO BE SEVERED (LOT ADDITION)

NTS
OCTOBER 3, 2019

KLM
PLANNING PARTNERS INC.
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

A006/20

KLM
PLANNING PARTNERS INC.

Celebrating 30 YEARS

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

File: P-3013

January 20, 2020

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

Attention: **Ms. Christine Vigneault**
Secretary Treasurer

Re: **York Major Holdings Inc.**
Application for Minor Variance
Related File Number: B033/19
370 and 420 Rodinea Road
Block 14 and Part of Block 15, Registered Plan 65M-4330
Part of Lot 23, Concession 3
Registered Plan 65M-4330
City of Vaughan, Ontario

Ms. Vigneault,

On behalf of our client, York Major Holdings Inc. (the "Owner"), and further to the request from the City, please find enclosed a Minor Variance Application for the above-noted lands (the "Subject Lands"). The purpose of this application is to amend the definition of "Lot" within the City of Vaughan Zoning By-law 1-88 (the "Zoning By-law") on a site-specific basis. The proposed variance has been requested by the City of Vaughan in conjunction with the Consent Application (City file: B033/19) (the "Consent Application"), submitted previously to support a lot addition from Block 15 (370 Rodinea Road) to Block 14 located to the east (420 Rodinea Road), which will accommodate an expansion of the existing transport truck and trailer maintenance building on the lands municipally known as 420 Rodinea Road.

The Subject Lands are located north of McNaughton Road East and on the west side of Rodinea Road in the City of Vaughan, having an area of approximately 0.99 hectares (2.44 acres) and frontage of approximately 97 metres (318 feet). The Subject Lands are part of a larger area of land currently being used by Train Trailer, a trucking and logistics company which operates their business on Blocks 14 to 17 and Blocks 22 to 25 on Registered Plan 65M-4330, including the storage and maintenance of transport truck trailers. Block 14 currently supports a one-storey

administrative, maintenance and repair building, while Blocks 15, 16, 17, 23, 24 and 25 are currently used for the outdoor storage of transport 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 Train Trailer for the storage and repair of transport truck trailers.

The Subject Lands are zoned "M2 - General Industrial Zone", subject to Exception 9(1097), and were previously subject to a Holding Provision by the Zoning By-law. In addition to this Minor Variance application and the Consent Application, an application for a Zoning By-law Amendment to remove the Holding Symbol on the lands to be conveyed was submitted on October 18, 2019, to permit the development of the building expansion. Zoning By-law Amendment 179-2019 was approved by City Council on December 17, 2019, which removed the Holding Symbol from the conveyed lands.

The proposed variance seeks to amend the definition of "Lot", which is defined in the By-law as,

> *"…a parcel of land fronting on a street separate from any abutting land to the extent that a consent contemplated by Section 50 of the Planning Act, R.S.O. 1990, c. P. 13. would not be required for its conveyance. For the purpose of this paragraph, land defined in an application for a building permit shall be deemed to be a parcel of land and a reserve shall not form part of the lot".*

The proposed variance would alter the above definition as it relates to the subject lands as follows:

> *"For the purposes of zoning conformity, the subject lands legally described as 'All of Block 14, and Part of Block 15, Registered Plan 65M-4330, in the City of Vaughan, Regional Municipality of York', shall be deemed to be one lot regardless of the creation of a new lot by way of condominium, part-lot control, consent or any easements, or other rights or registrations given or made".*

In support of the proposed application, the four tests of a minor variance, as set out in Section 45(1) of the Planning Act, have been reviewed as follows:

1. <u>General Intent and Purpose of the Official Plan is Maintained</u>

The Subject Lands are currently designated "General Employment" by 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 Train Trailer for the storage and maintenance of transport trailers, which is considered an Employment use.

Given the above, the general intent and purpose of the Official Plan is maintained.

2. General Intent and Purpose of the Zoning By-law is Maintained

The Subject Lands are zoned "M2 - General Industrial Zone", subject to Exception 9(1097), by Zoning By-law 1-88. As mentioned, the portion of the Subject Lands being conveyed through the Consent Application was previously subject to a Holding Provision, which was removed as a result of Zoning By-law Amendment 179-2019, approved by City Council on December 17, 2019.

Open Storage is currently permitted on Block 15 up to a maximum of 85% of the lot area and without a building. Open Storage is also permitted on Block 14 up to a maximum of 30% of the lot area and with a building. This application for Minor Variance is being submitted in conjunction with the Consent Application, which will facilitate the proposed lot addition and building addition on Block 14, and maintain 85% Open Storage on the remainder of Block 15.

The definition of "Lot" in the Zoning By-law describes lands that are conveyable without the need for Consent and Subdivision applications. The proposed definition would clarify that the Subject Lands are deemed to be a lot for the purposes of Zoning By-law compliance. To ensure the parcels are dealt with together as one lot, the City has requested the following condition in the related Consent Application:

> *"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".*

The owner has agreed to the above condition.

The current definition of "Lot" also stipulates that "*…land defined in an application for a building permit shall be deemed to be a parcel of land…".* Building Permits have historically been issued on the Subject Lands on the basis that the lands are recognized as one lot. The proposed variance would formalize this continued approach and facilitate the proposed building addition.

Therefore, the general intent and purpose of the Zoning By-law is maintained.

3. Desirable for the Appropriate Development or Use of the Land

The proposed Minor Variance Application will facilitate an expansion of a legally existing Employment use, which is further supported by the concurrent Consent Application for a lot addition. The proposed building expansion complies with the policies of the Official Plan and Zoning By-law, and will allow an existing use to expand to meet its growing needs.

Accordingly, the proposed Minor Variance is desirable for the appropriate development and use of the subject lands.

4. Variances are Minor in Nature

The proposed Minor Variance would recognize the existing development, and would allow for the expansion of the existing Train Trailer maintenance building. The Minor Variance would also facilitate the continued comprehensive development of the subject lands in accordance with the policies of the Official Plan and Zoning By-law.

As a result, no adverse impacts are anticipated, and we believe the proposed variance is minor in nature.

Conclusion

Given the above analysis, we are of the opinion that the requested variance is consistent with the general intent and purpose of the Official Plan and the Zoning By-law, is desirable for the appropriate development of the lands, and is minor in nature. We therefore recommend that the Committee of Adjustment approve the application as proposed.

In support of this application, please find enclosed the following materials:

1. One (1) fully executed Minor Variance application form;
2. One (1) Minor Variance Sketch prepared by KLM Planning Partners Inc., dated January 17, 2020;
3. One (1) cheque in the amount of $3,460.00, representing the required fee for a Minor Variance Application; and,
4. One (1) USB containing digital copies of items 1 and 2 above.

Yours truly,

KLM PLANNING PARTNERS INC.

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.

Alectra (Formerly PowerStream) – No concerns or objections
Region of York – No concerns or objections

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
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: A006-20 - REQUEST FOR COMMENTS (Vaughan- Committee of Adjustment)

From: Development Services <developmentservices@york.ca>

Sent: February-11-20 10:49 AM

To: Providence, Lenore <Lenore.Providence@vaughan.ca>; MacPherson, Adriana <Adriana.MacPherson@vaughan.ca>; Attwala, Pravina <Pravina.Attwala@vaughan.ca>

Subject: RE: A006-20 - REQUEST FOR COMMENTS (Vaughan- Committee of Adjustment)

Good Morning Lenore,

The Regional Municipality of York has completed its review of the above minor variance application and has **no comment.**

Regards,

Gabrielle

Gabrielle Hurst | **MCIP, RPP**, Planning and Economic Development, Corporate Services

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1-877-464-9675 ext. 71538

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