

ITEM #: 6.6	COMMITTEE OF ADJUSTMENT REPORT MINOR VARIANCE APPLICATION A197/22 31 Lockheed Ave, 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 <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	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 <i>*Schedule B</i>	X			No Comments Recieved to Date
Ministry of Transportation (MTO) <i>*Schedule B</i>	X			No Comments Recieved to Date
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		
<i>*Please see Schedule D for a copy of the Decisions listed below</i>		
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
A197/22
31 Lockheed Ave, Maple**

FILE MANAGER: Lenore Providence, Administrative Coordinator - Committee of Adjustment

ITEM NUMBER: 6.6	CITY WARD #: 1
APPLICANT:	Connie Carreiro and Marcello Calvi
AGENT:	None
PROPERTY:	31 Lockheed Ave Maple ON
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 the construction of a proposed cabana.

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

The subject lands are zoned R2A(EN) – Second Density Residential Zone (Established Neighbourhood) and subject to the provisions of Exception 14.400 under Zoning By-law 001-2021, as amended.

#	Zoning By-law 01-2021	Variance requested
1	A minimum rear yard setback of 2.4m is required to the proposed accessory building (Cabana). [4.1.2.1.b]	To permit a minimum rear yard setback of 1.73m to the proposed accessory structure (Cabana).
2	A minimum side yard setback of 2.4m is required to the proposed accessory building (Cabana). [4.1.2.1.b]	To permit a minimum side yard setback of 0.61m to the proposed accessory structure (Cabana).
3	Eaves shall not project more than 0.5m into a required yard. [Table 4-1]	To permit eaves projection of 0.61m into the rear yard.

The subject lands are zoned R2 – Residential zone and subject to the provisions of Exception 9(659) under Zoning By-law 1-88, as amended.

	Zoning By-law 1-88	Variance requested
4	A minimum rear yard setback of 9.0m is required to the proposed accessory building (Cabana). [Schedule T-36]	To permit a minimum rear yard setback of 1.73m to the proposed accessory structure (Cabana).
5	A minimum side yard setback of 1.2m is required to the proposed accessory building (Cabana). [Schedule T-36]	To permit a minimum side yard setback of 0.61m to the proposed accessory structure (Cabana).
6	Eaves shall not project more than 0.5m into a required yard. [3.14.a]	To permit eaves projection of 0.61 into the rear yard.

HEARING INFORMATION

DATE OF MEETING: Thursday, November 17, 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

HEARING INFORMATION
<p>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</p> <p>If you would like to submit written comments, please quote file number above and submit by mail or email to:</p> <p>Email: cofa@vaughan.ca</p> <p>Mail: City of Vaughan, Office of the City Clerk, Committee of Adjustment, 2141 Major Mackenzie Drive, Vaughan, ON, L6A 1T1</p> <p>THE DEADLINE TO <u>REGISTER TO SPEAK</u> OR <u>SUBMIT WRITTEN COMMENTS</u> ON THE ABOVE NOTED FILE(S) IS <u>NOON</u> ON THE LAST BUSINESS DAY BEFORE THE MEETING.</p>

INTRODUCTION
<p>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.</p> <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:	November 3, 2022
Date Applicant Confirmed Posting of Sign:	October 31, 2022
Applicant Justification for Variances: <small>*As provided by Applicant in Application Form</small>	Because our backyard does not allow the minimum requirements for the setbacks
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 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	
<p>The Owner/Applicant has received a pool grading permit from the Development Engineering Department in April of 2021.</p> <p>As the proposed shed in the subject property 18.1m2, the owner/ applicant needs to obtain a lot grading permit from Development Inspection and Lot Grading division of the City’s Development Engineering Department. Please note any in ground structure over 10 m2 requires a grading permit. Please contact COA application engineering reviewer after receiving the grading permit to clear the condition. (Condition attached)</p> <p>The Development Engineering (DE) Department does not object to the variance application A197/22 subject to the following condition:</p>	
Development Engineering Recommended Conditions of Approval:	<p>The Owner/applicant shall submit a revised Lot Grading and/or Servicing Plan to the Development Inspection and Lot Grading division of the City’s Development Engineering Department for final lot grading and/or servicing approval prior to any work being undertaken on the property. Please visit or contact the Development Engineering Department through email at DEPermits@vaughan.ca or visit the grading permit link provided above to learn how to apply for lot grading and/or servicing approval</p>

PARKS, FORESTRY & HORTICULTURE (PFH) COMMENTS	
Forestry has no comments at this time. Based on a site inspection 10/7/22, no arborist report will be required.	
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 comments received to date.	
BCLPS Recommended Conditions of Approval:	None

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

FIRE DEPARTMENT COMMENTS	
No comments 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

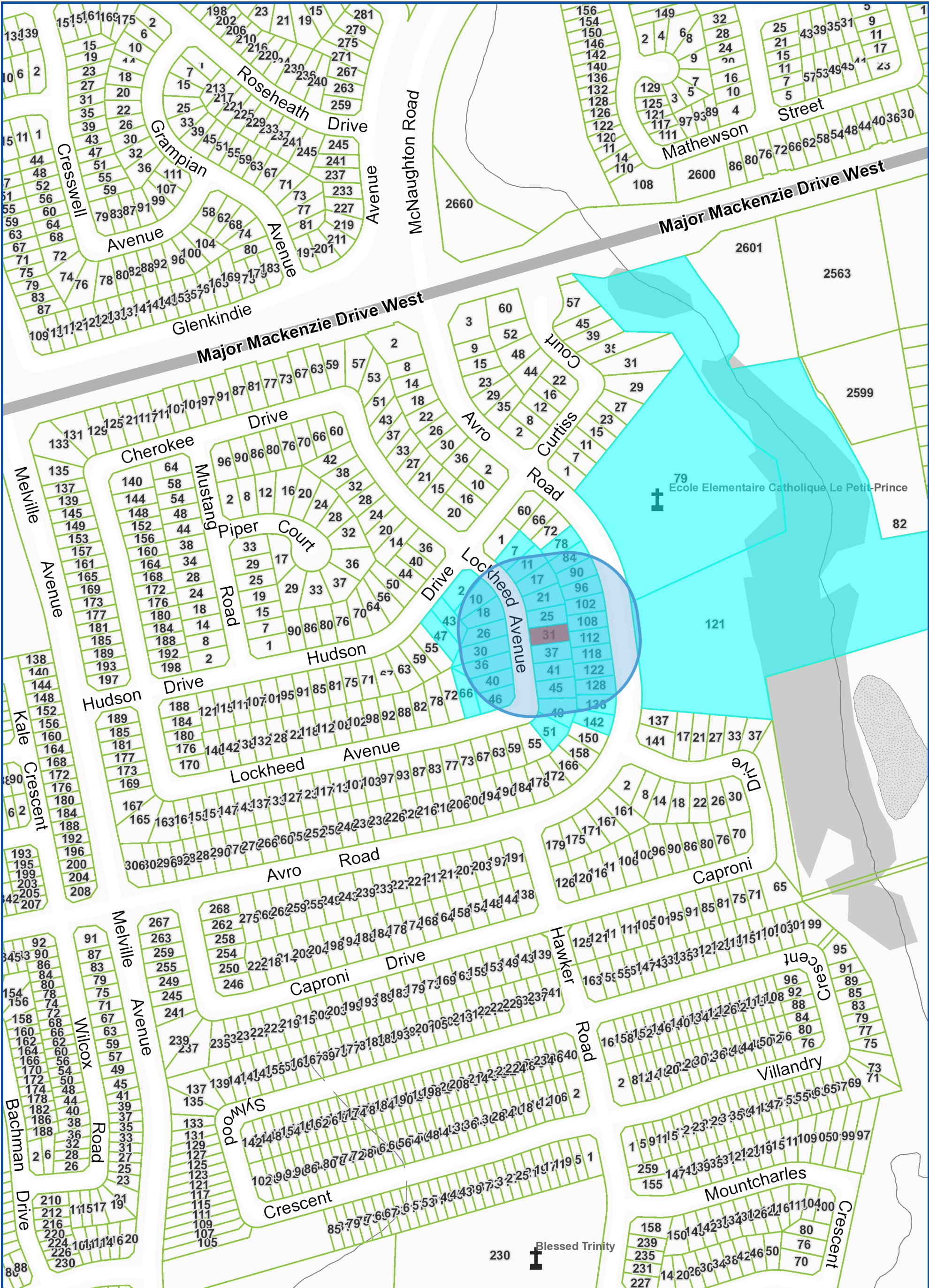
Should the Committee find it appropriate to approve this application in accordance with request and the sketch submitted with the application, as required by Ontario Regulation 200/96, the following conditions have been recommended:

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 ian.reynolds@vaughan.ca	The Owner/applicant shall submit a revised Lot Grading and/or Servicing Plan to the Development Inspection and Lot Grading division of the City’s Development Engineering Department for final lot grading and/or servicing approval prior to any work being undertaken on the property. Please visit or contact the Development Engineering Department through email at DEPermits@vaughan.ca or visit the grading permit link provided above to learn how to apply for lot grading and/or servicing approval

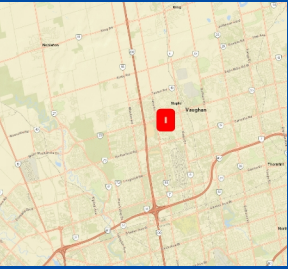
IMPORTANT INFORMATION – PLEASE READ
CONDITIONS: It is the responsibility of the owner/applicant and/or authorized agent to obtain and provide a clearance letter from respective department and/or agency (see condition chart above for contact). This letter must be provided to the Secretary-Treasurer to 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

JANE STREET



Map Information:



Title:

31 Lockheed Avenue, Maple

NOTIFICATION MAP - A197/22

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.



Scale: 1:4,514

0 0.07 km



Created By:

Infrastructure Delivery
Department

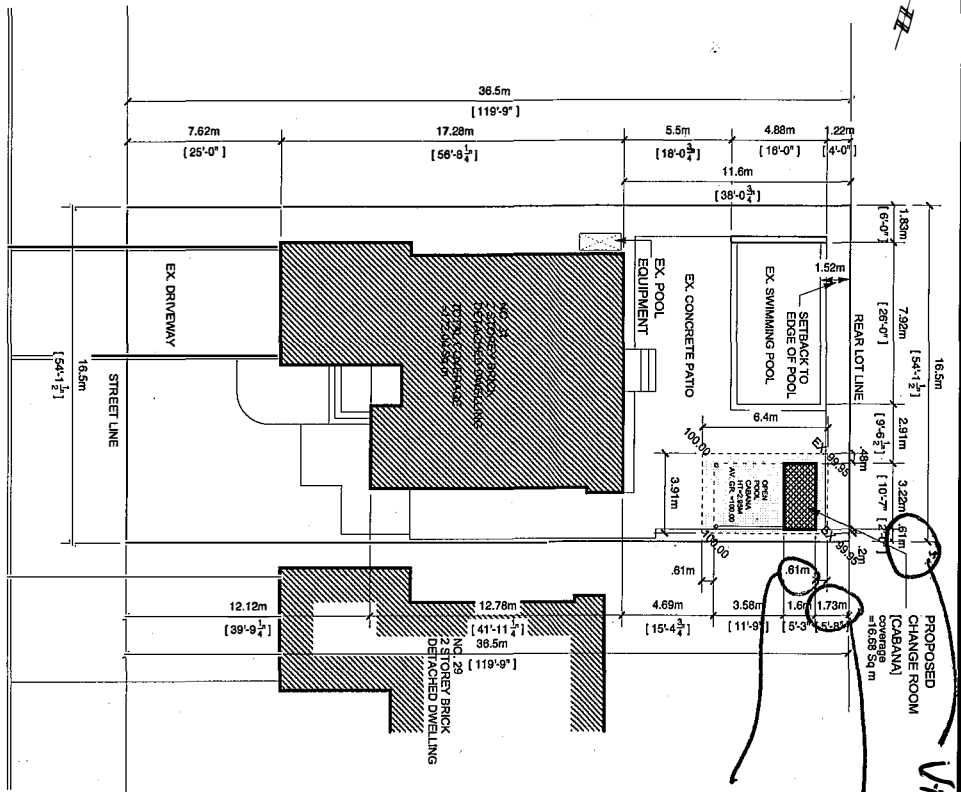
October 26, 2022 7:05 PM

Projection:

NAD 83
UTM Zone
17N

Received

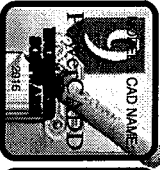
October 4, 2022



LOCKHEED AVENUE

1 SITE PLAN
A1 SCALE: 1:200

LOT AREA	602.25 M ²
COVERED CALCULATIONS	
EX. DWELLING	172.00 M ² (24.66%)
CABANA	16.89 M ² (2.77%)
TOTAL COVERED	188.89 M ² (3.13%)
REAR YARD AREA	191.40 M ²
CABANA AREA	16.89 M ²
POOL	38.65 M ²
HARDSCAPED AREA	85.00 M ²
SOFT LANDSCAPED	42.73 M ²



THESE PLANS HAVE BEEN REVIEWED BY THE ENGINEER, AND THE ENGINEER'S SEAL AND SIGNATURE ARE REQUIRED FOR THE PLANS TO BE VALID. THE ENGINEER'S SEAL AND SIGNATURE ARE REQUIRED FOR THE PLANS TO BE VALID.

QUALIFICATION INFORMATION
 TONY VALENTI
 ENGINEER
 06/05/22
 22053
 22053
 22053

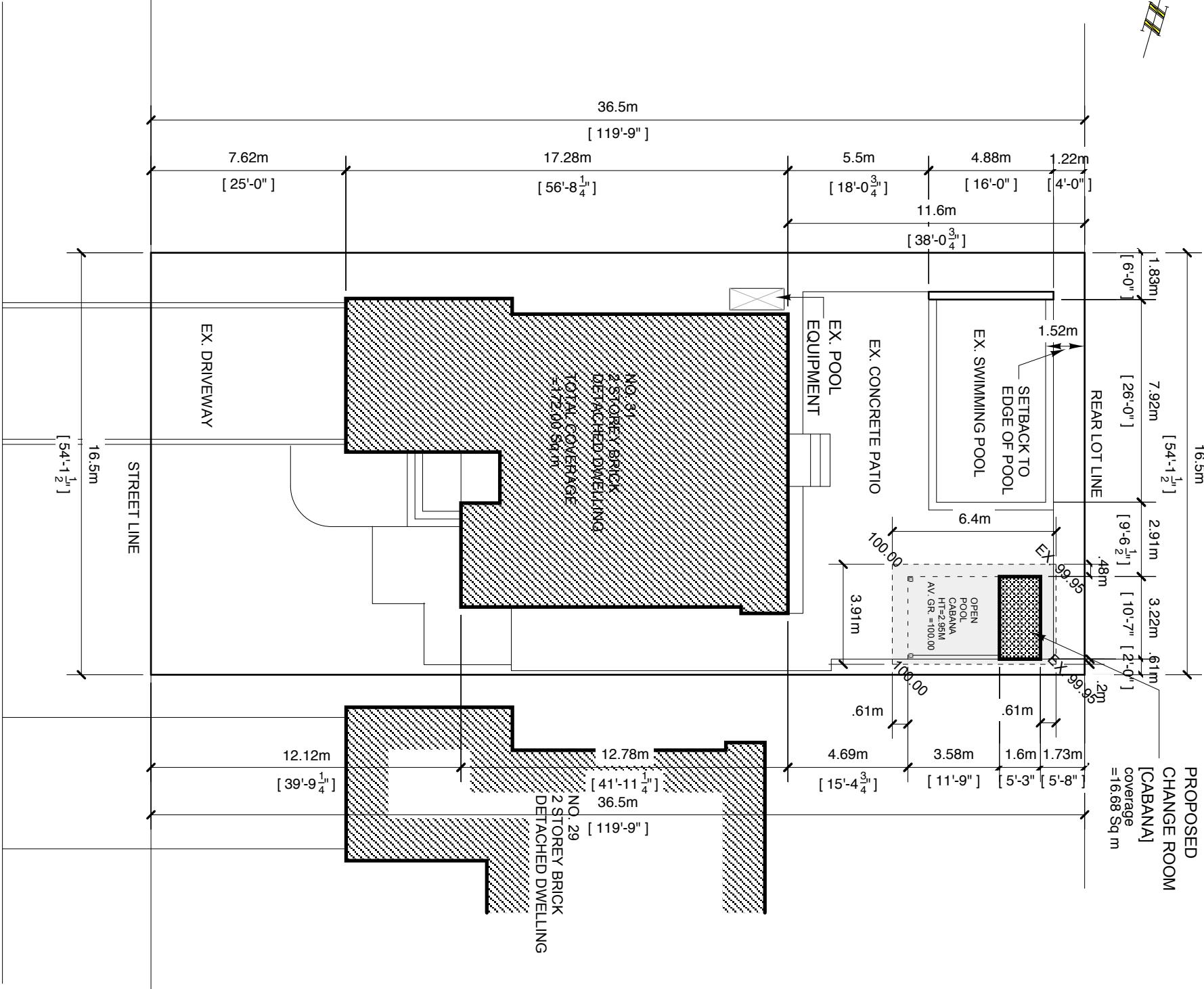
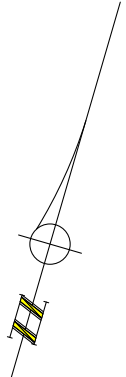
PROJECT TITLE:
PROPOSED FRAME CABANA
AS BUILT
DRAWING TITLE:
SITE PLAN & STATISTICS

ADDRESS:
MARCELLO CALVI RESIDENCE
37 LOCKHEED AVENUE
LOT 46 REGD. PL. 65M-2922
CITY OF VAUGHAN

NO.	DATE	REVISION	BY
1	09/20/22	revised as double	AD
2	05/20/22	issued for c of a	AD
3	05/20/22	issued for permit	AD
4	05/20/22	issued for client review	AD

DRAWN BY: AD
DESIGNED BY: AD
DATE: MAY 2022
SCALE: AS SHOWN

SHEET NO.
A-1
1 OF 3 SHEETS



Received
October 4, 2022

1
A1
SITE PLAN
SCALE: 1:200

LOT AREA	602.25 M2
COVERAGE CALCULATIONS	
EX. DWELLING	172.00 M2 [28.56%]
CABANA	16.68 M2 [2.77%]
TOTAL COVERAGE	188.68 M2 [31.33%]
REAR YARD AREA	191.40 M2
CABANA AREA	16.68 M2
POOL	38.65 M2
HARDSCAPED AREA	85.00 M2
SOFT LANDSCAPED	42.73 M2

LOCKHEED AVENUE



The undersigned has reviewed & taken 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 2.17.5.1 of the building code	20917
Name	TONY VALENTIN
BCIN	05 05 22
Signature	Date
REGISTRATION INFORMATION	28858
Required unless design is exempt under 2.17.4.1 of the building code	BCIN
TONY VALENTIN DESIGN	Firm Name

PROJECT TITLE:	PROPOSED FRAME CABANA [AS BUILT]
DRAWING TITLE:	SITE PLAN & STATISTICS

ADDRESS:	MARCELLO CALVI RESIDENCE
	31 LOCKHEED AVENUE
	LOT 46 REGD. PL 65M-2922
	CITY OF VAUGHAN

NO.	DATE	REVISION	BY
4	09 2022	revised as clouded	AD
3	06 2022	issued for c of a	AD
2	05 2022	issued for permit	AD
1	05 2022	issued for client review	AD

DRAWN BY: AD
DESIGNED BY:
DATE: MAY 2022
SCALE : AS SHOWN

SHEET NO.
A-1
1 OF SHEETS

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: Christine Vigneault, Committee of Adjustment Secretary Treasurer

From: Nancy Tuckett, Director of Development Planning

Date: November 07, 2022

Name of Owner: Connie Carreiro and Marcello Calvi

Location: 31 Lockheed Avenue, PLAN 65M-2922, Lot 46

File No.(s): A197/22

Proposed Variance(s) (By-law 01-2021):

- 1) To permit a minimum rear yard setback of 1.73 m to the proposed accessory structure (cabana).
- 2) To permit a minimum side yard setback of 0.61 m to the proposed accessory structure (cabana).
- 3) To permit eaves projection of 0.61 m into the rear yard.

By-Law Requirement(s) (By-law 01-2021):

- 1) A minimum rear yard setback of 2.4 m is required to the proposed accessory building (cabana). [Sect 4.1.2 1. b)]
- 2) A minimum side yard setback of 2.4 m is required to the proposed accessory building (cabana). [Sect 4.1.2 1. b)]
- 3) Eaves shall not project more than 0.5 m into a required yard. [Table 4-1]

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

- 4) To permit a minimum rear yard setback of 1.73 m to the proposed accessory structure (cabana).
- 5) To permit a minimum side yard setback of 0.61 m to the proposed accessory structure (cabana).
- 6) To permit eaves projection of 0.61 m into the rear yard.

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

- 4) A minimum rear yard setback of 9 m is required to the proposed accessory structure (cabana). [Schedule T-36]
- 5) A minimum side yard setback of 1.2 m is required to the proposed accessory building (cabana). [Schedule T-36]
- 6) Eaves shall not project more than 0.5 m into a required yard. [3.14.a]

Official Plan:

Vaughan Official Plan 2010 ('VOP2010'): "Low-Rise Residential"

Comments:

The Owners are requesting permission to construct an accessory structure (cabana) with the above noted variances.

The Development Planning Department has no objection to the Variances based on the understanding that only one-third of the cabana is enclosed and said enclosed portion with an access facing the rear lot line will be used as a change room. Most of the cabana remains covered but unenclosed and continues to comply with the maximum building height for an accessory structure under both By-laws. Development Planning is of the opinion that an eave projection of 11cm is minimal and will not cause an adverse impact to the abutting properties given the proposed rear and interior side yard setbacks remain consistent and compatible with previous approvals in the area. In addition, Development Engineering has no concerns with respect to water drainage/runoff on-site.

The Development Planning Department is of the opinion that the requested variances are minor in nature, maintain the general intent and purpose of the Official Plan and Zoning By-law, and are 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:

Roberto Simbana, Planner I

David Harding, Senior Planner

To: Committee of Adjustment
From: Faegheh Gholami, Building Standards Department
Date: October 20, 2022
Applicant: Connie Carreiro and Marcello Calvi
Location: 31 Lockheed Avenue
PLAN 65M2922 Lot 46
File No.(s): A197/22

Zoning Classification:

The subject lands are zoned R2A(EN) – Second Density Residential Zone (Established Neighbourhood) and subject to the provisions of Exception 14.400 under Zoning By-law 001-2021, as amended.

#	Zoning By-law 01-2021	Variance requested
1	A minimum rear yard setback of 2.4m is required to the proposed accessory building (Cabana). [4.1.2.1.b]	To permit a minimum rear yard setback of 1.73m to the proposed accessory structure (Cabana).
2	A minimum side yard setback of 2.4m is required to the proposed accessory building (Cabana). [4.1.2.1.b]	To permit a minimum side yard setback of 0.61m to the proposed accessory structure (Cabana).
3	Eaves shall not project more than 0.5m into a required yard. [Table 4-1]	To permit eaves projection of 0.61m into the rear yard.

The subject lands are zoned R2 – Residential zone and subject to the provisions of Exception 9(659) under Zoning By-law 1-88, as amended.

	Zoning By-law 1-88	Variance requested
4	A minimum rear yard setback of 9.0m is required to the proposed accessory building (Cabana). [Schedule T-36]	To permit a minimum rear yard setback of 1.73m to the proposed accessory structure (Cabana).
5	A minimum side yard setback of 1.2m is required to the proposed accessory building (Cabana). [Schedule T-36]	To permit a minimum side yard setback of 0.61m to the proposed accessory structure (Cabana).
6	Eaves shall not project more than 0.5m into a required yard. [3.14.a]	To permit eaves projection of 0.61 into the rear yard.

Staff Comments:

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

There are no outstanding Orders on file

Building Permit(s) Issued:

Building Permit No. 22-114436 for Shed/Gazebo - New, Issue Date: (Not Yet Issued)

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: October 3rd, 2022

Attention: **Christine Vigneault**

RE: Request for Comments

File No.: **A197-22**

Related Files:

Applicant Connie Carreiro and Marcello Calvi

Location 31 Lockheed Avenue

COMMENTS:

- | | |
|-------------------------------------|--|
| <input type="checkbox"/> | We have reviewed the proposed Variance Application and have no comments or objections to its approval. |
| <input checked="" type="checkbox"/> | We have reviewed the proposed Variance Application and have no objections to its approval, subject to the following comments (attached below). |
| <input type="checkbox"/> | 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

Lenore Providence

Subject: FW: [External] RE: A197/22 - REQUEST FOR COMMENTS, CITY OF VAUGHAN

From: Development Services <developmentservices@york.ca>

Sent: October-04-22 5:29 PM

To: Lenore Providence <Lenore.Providence@vaughan.ca>; Committee of Adjustment <CofA@vaughan.ca>

Subject: [External] RE: A197/22 - REQUEST FOR COMMENTS, CITY OF VAUGHAN

Hi Lenore,

The Regional Municipality of York has completed its review of the above minor variance (A197/22) 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**

Please consider the environment before printing this email.

SCHEDULE C: PUBLIC & APPLICANT CORRESPONDENCE
--

None