



File: A016/19

Applicant: Saulberg Investments Company Ltd

Address: 1600 Steeles Avenue, Unit 10, Vaughan

Agent: Lakeshore Group

Please note that comments received after the preparation of this Staff Report (up until 12:00 p.m. on the scheduled hearing date) will be provided as an addendum.

Commenting Department	<input checked="" type="checkbox"/> Positive Comment <input checked="" type="checkbox"/> Negative Comment	Condition(s) <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>
Committee of Adjustment	<input checked="" type="checkbox"/>	
Building Standards	<input checked="" type="checkbox"/>	
Building Inspection	<input checked="" type="checkbox"/>	
Development Planning	<input checked="" type="checkbox"/>	
Urban Design	<input checked="" type="checkbox"/>	
Development Engineering	<input checked="" type="checkbox"/>	
Parks Department		
By-law & Compliance		
Financial Planning & Development	<input checked="" type="checkbox"/>	
Fire Department		
TRCA		
Ministry of Transportation	<input checked="" type="checkbox"/>	
Region of York	<input checked="" type="checkbox"/>	
Alectra (Formerly PowerStream)	<input checked="" type="checkbox"/>	
Public Correspondence (see Schedule B)		

Adjournment History: March 7, 2019

Background History: N/A



Minor Variance
Application

Agenda Item: 9

A016/19

Ward: 5

Staff Report Prepared By: Adriana MacPherson, Assistant Secretary Treasurer

Date of Hearing:	Thursday, March 21, 2019
Applicant:	Saulberg Investments Company Ltd
Agent:	Lakeshore Group
Property:	1600 Steeles Avenue, Unit 10, Vaughan
Zoning:	The subject lands are zoned EM1 , Prestige Employment Area and subject to the provisions of Exception 9(286) under By-law 1-88 as amended
OP Designation:	VOP 2010: 'Employment Commercial Mixed-Use' with a maximum permitted height of 8-stories and density of 2.5 FSI.
Related Files:	None
Purpose:	Relief from the By-Law in being requested to permit an axe throwing facility within Unit 10.

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

By-law Requirement	Proposal
An axe throwing facility is not a permitted use.	To permit the use of an axe throwing facility.

Background (previous applications approved by the Committee on the subject land): None

For information on the previous approvals listed above please visit www.vaughan.ca. To search for a file number, enter it using quotes around it. For example, "A001/17".

To search property address, enter street number and street name using quotes. For example, "2141 Major Mackenzie". Do not include street type (i.e. drive).

Adjournment History:

Hearing Date:	Members Absent from Hearing:	Status of Adjournment: (i.e. date/sine die)	Reason for Adjournment:
March 7, 2019	None	March 21, 2019	To address Finance Conditions

Staff & Agency Comments

Please note that comments received after the preparation of this Staff Report (up until 12:00 p.m. on the scheduled hearing date) will be provided as an addendum.

Committee of Adjustment:
Public notice was mailed on March 6, 2019

Applicant confirmed posting of signage on February 18, 2019 & March 12, 2019

Property Information	
Existing Structures	Year Constructed
Building	1991

Applicant has advised that they cannot comply with By-law for the following reason(s): An axe throwing facility is not permitted under the By-Laws.

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

Stop Work Order(s) and Order(s) to Comply: None

Building Permit No. 01-000200 for Eating Establishment - Alteration, Issue Date: Feb 20, 2001

Building Permit No. 02-005893 for Business and Prof. Office Unit - Alteration, Issue Date: Nov 21, 2002

Building Permit No. 08-004079 for Business and Prof. Office Unit - New, Issue Date: Aug 28, 2008

Building Permit No. 08-003862 for Business and Prof. Office Unit - Interior Unit Alteration, Issue Date: Aug 28, 2008

Building Permit No. 16-003319 for Multi-Use (Comm. Speculative) - Repair of Existing Structure, Issue Date: Oct 19, 2016

Building Permit No. 18-002418 for Bank - Interior Unit Alteration, Issue Date: Oct 03, 2018

The applicant shall be advised that additional variances may be required upon review of detailed drawing for building permit/site plan approval. The subject lands may be subject to Ontario Regulation 166/06 (TRCA - Toronto and Region Conservation Authority). The subject lands may be subject to the Oak Ridges Moraine Conservation Act, RSO 2001.

Please note as of January 1, 2015 Accessible Parking Spaces are subject to the provisions of Ontario Regulation - O.Reg.413/12, Subsections 80.32 through 80.39, which supersede the current by-law requirements in By-law 1-88 as amended.

Building Inspections (Septic):

No comments or concerns

Development Planning:

VOP 2010: 'Employment Commercial Mixed-Use' with a maximum permitted height of 8-stories and density of 2.5 FSI.

The Development Planning Department has reviewed the proposal and is of the opinion that it 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 application.

Urban Design:

There are no cultural heritage concerns for this application.

Development Engineering:

The Development Engineering Department has review the subject variance application and offers no comment or objection at this time.

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.

Recommended condition of approval:

Prior to the final approval of the Minor Variance, the Owner shall pay to the City applicable Development Charges in accordance with the Development Charges By-laws of the City of Vaughan, Region of York, York Region District School Board and York Catholic District School Board.

Finance comments March 14, 2019: *After reviewing the documentation provided with our Zoning team, and seeing the history of this property, we are now comfortable with removing or relieving this condition from the Minor Variance.*

Fire Department:
No Response.

Schedule A – Plans & Sketches

Schedule B – Public Correspondence
Cover Letter (Agent)

Schedule C - Agency Comments
Alectra (Formerly PowerStream) – No concerns or objections
Region of York – No concerns or objections
MTO – Located outside of MTO permit control area

Schedule D - Previous Approvals (Notice of Decision)
List Application Numbers i.e. Minor Variance A001/17

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: None

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, which must be delivered no later than **12:00 p.m.** on the scheduled public hearing date.

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

Adriana MacPherson

T 905 832 8585 Extension 8360

E CofA@vaughan.ca

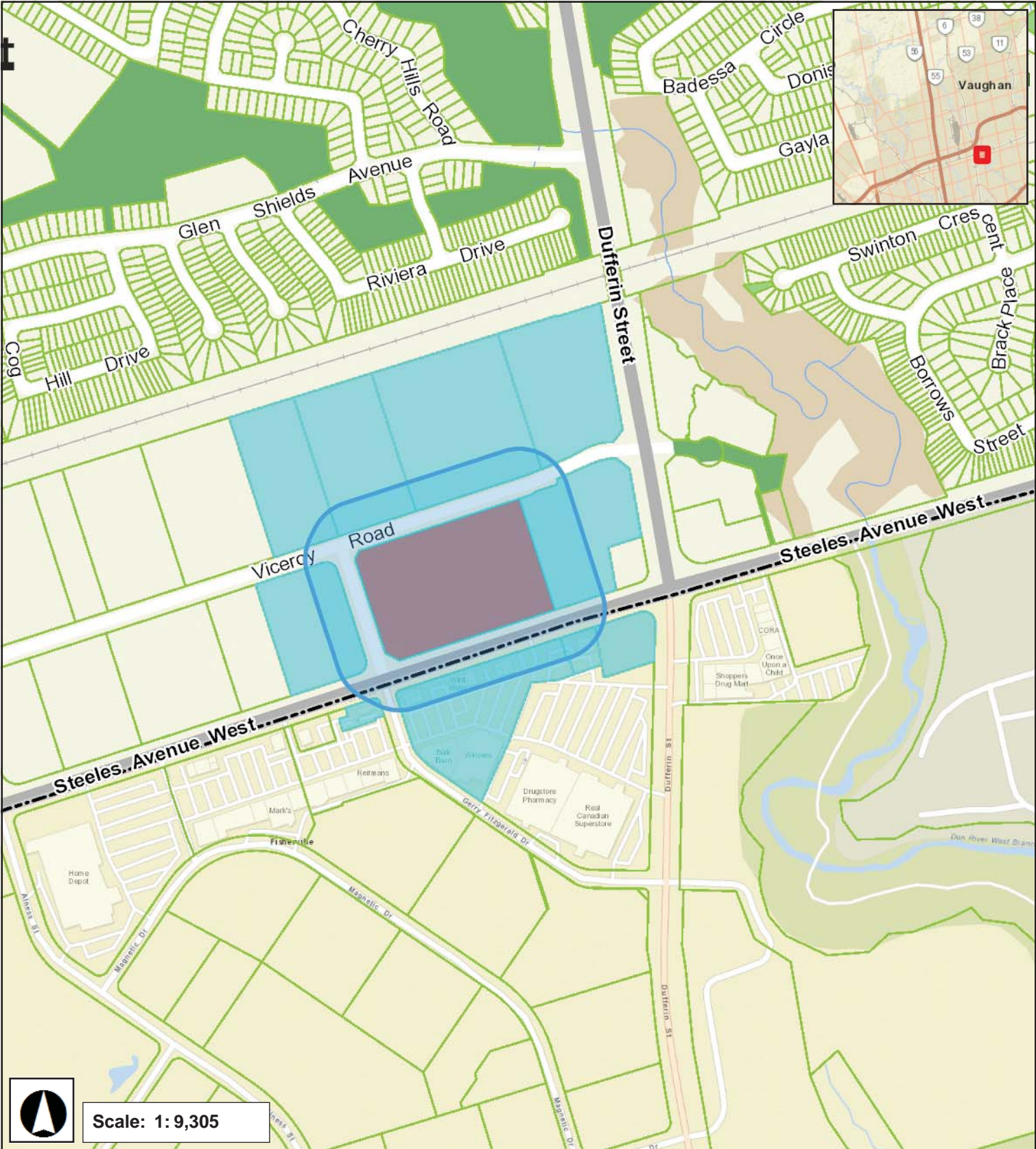
Schedule A: Plans & Sketches

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.



A016-19 - Buffer Map

1600 Steeles Avenue, Unit 10





Location Map- A016/19

1600 Steeles Avenue, Thornhill



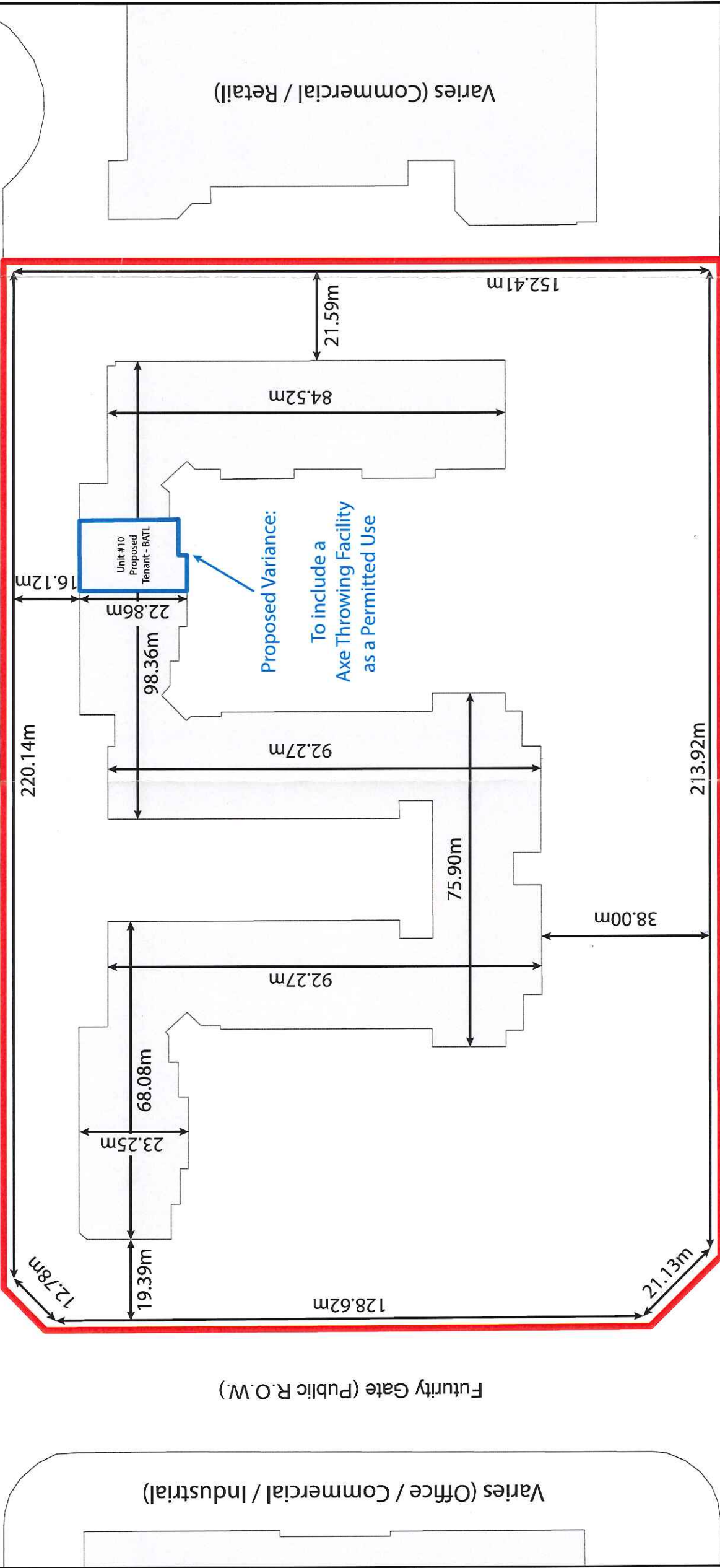
Scale: 1: 4,653



Varies (Office / Commercial / Industrial)

Varies (Office / Commercial / Industrial)

Viceroy Road (Public R.O.W.)



Futurity Gate (Public R.O.W.)

Steeles Avenue West (Public R.O.W.)

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.

Cover Letter (Agent)

Ad 16119.



LAKESHORE GROUP

January 28, 2019

VIA EMAIL cofa@vaughan.ca

Ms. Christine Vigneault
Secretary Treasurer
Committee of Adjustment
City of Vaughan
2141 Major Mackenzie Drive
Vaughan, ON L6A 1T1
Telephone: 905-832-2281

Dear Ms. Vigneault:

RE: 1600 Steeles West Avenue – MINOR VARIANCE APPLICATION

BATL Global Corporation is a proposed tenant in the building located at 1600 Steeles Avenue West which is owned by Saulberg Investments Company Limited. We are the land use planning consultants acting on behalf of the landowner and BATL with respect to the Minor Variance application outlined in this letter.

This letter and attached plans form an application to permit a variance to By-Law 1-88 and Site-Specific Exception E-290A (286). The requested minor variance seeks to add a permission to include a recreational axe throwing facility as a permitted use.

2.0 SITE DESCRIPTION AND AREA CONTEXT

As shown below, the subject site is located on the north side of Steeles Avenue West, west of Dufferin Street. The property is approximately 3.47ha / 8.57ac in area. The subject site contains a one to four-storey multiple tenant mixed use commercial and office building with an exterior surface parking area. The existing building's floor plate is 8,753m² / 94,216ft².

LAND DEVELOPMENT ADVICE • ZONING ISSUES • DUE DILIGENCE • MASTER PLANS • MARKET INTELLIGENCE

10 Morrison Street
TH#3
Toronto, ON M5V 2T8
Tel: 416.364.5926
Fax: 416.364.8757
www.lakeshoregroup.ca

Figure 1. Subject Site and Surrounding Context



Source: ESRI (2018)

Figure 2. Subject Site Street View



Source: Google Street View (2018)

The axe throwing facility will occupy Unit #10 (approximately 483m² / 5,203ft² in area) in the building outlined above.



2.0 APPLICATION DETAILS & REQUESTED VARIANCES

BATL Global Corporation operates recreational axe throwing instruction, tournaments and leagues, typically located in industrial and commercial buildings across North America. The By-Law for the lands presently permits recreational uses including billiard halls, bowling alleys, and public halls. As shown in Table 1, the axe throwing use closely resembles the existing permitted use of ‘bowling alley’.

Table 1. Similarity Chart – Bowling Alley vs. Axe Throwing Facility

	Bowling Alley	Axe Throwing Facility
Similarities Relevant to By-Law 1-88	Consists of bowling lanes	Consists of throwing lanes in matched pairs just like bowling, with common seating area behind the lanes for the guests renting the lanes.
	May include a billiard hall (<25% of floor area)	Design typically permits one to two pool tables, which consist of <10% of floor area, operated in conjunction with the axe throwing lanes
General Similarities	Group scoring system with high score winner	Group scoring system with high score winner
	Lanes rented by the hour or by the match.	Lanes rented by the hour or by the match.
	Supported by limited food and beverage service as ancillary use	Supported by limited food and beverage service as ancillary use
	Target based recreational activity, throwing a ball down a lane.	Target based recreational activity, throwing an axe down a lane.
	Group based activity with groups spread out along group of neighboring lanes.	Group based activity with group sizes ranging from 4-24+, with groups spread out along group of neighboring lanes.
	Open to all ages with liquor limited to those at age of majority.	Limited to ages 16+ with liquor limited to those at age of majority.
	Self service operations at the lanes.	Coach/trainer lead service at the lanes, with a coach to thrower ratio of 1:2 at all times.

2.1 Variance Required

As “Axe Throwing Facility” or a similar term is not noted in the list of permitted uses for the site, a variance is requested to clearly indicate that the proposed use is permitted, notwithstanding its recreational similarity to bowling.

3.0 REASONS WHY MINOR VARIANCE SHOULD BE GRANTED

The variance requested meets the 4 tests of Section 45.1 of the *Planning Act* as follows:



LAKESHORE GROUP

1. The variance requested meets the intent and purpose of the Official Plan

As per Schedule 1 – Urban Structure, the subject site is designated within the 'Primary Intensification Corridors within Employment Areas' area. This designation recognizes existing areas of predominately commercial uses within the Employment Area.

As per Schedule 13 – Land Use Designations, the subject site is designated as 'Employment Commercial Mixed-Use'. Lands designated as Employment Commercial Mixed-Use permit 'Cultural and Entertainment Uses'.

The proposed axe throwing facility is a commercial Entertainment Use permitted by the policies of the Official Plan. No Official Plan amendment is required to establish the use and as such the variance requested meets the intent and purpose of the Official Plan. The facility will provide non-residential intensification to the subject site and patrons of the facility will be able to efficiently utilize the proposed rapid transit network. The facility will operate as an entertainment use and will offer an appropriate ancillary use to the existing employment area.

2. The variance requested meets the general intent and purpose of the bylaw

The subject site is zoned 'Employment EM1 Prestige Employment Area Zone' by The Corporation of the City of Vaughan By-Law 1-88. Site-Specific Exception 286 (as per Schedule E-290A) also applies to the subject site. Exception 286 permits a range of commercial, office, and entertainment uses, including the following uses:

- Billiard hall, bowling alley and public hall provided that the maximum combined gross floor area of these uses shall not exceed 667 sq.m.

The general intent of the Zoning By-Law is to permit a wide range of employment uses on the subject site, including 'Cultural and Entertainment Uses'. The proposed axe throwing facility complies with this intent.

The proposed axe throwing facility is similar to the 'bowling alley' use and does not exceed the 667m² maximum combined gross floor area as permitted. The required parking space ratio of 4.0 spaces for every alley subject to the bowling alley use will be similarly provided for each axe throwing lane and is accommodated into the existing surface parking area.

Furthermore, no alterations to the exterior of the existing building are proposed. BATL's operations will occur solely indoors (and there is no outdoor storage).

In light of the foregoing, the variance to permit an axe throwing facility meets the intent and purpose of the Zoning By-Law.



LAKE SHORE GROUP

3. The variance requested is desirable for the appropriate development of the applicable lands, building or structure

The requested variance to permit an axe throwing facility is considered desirable and an appropriate use of the subject site and existing building.

Bowling alleys are permitted in the EM1 zone and operate similar to and have similar land use impacts as the proposed axe throwing facility. As demonstrated in Table 1, axe throwing facilities consist of a series of lanes similar to bowling alleys. The group-based activities are both recreational in nature and provide entertainment by the hour or by the match. Additionally, both uses are supported by limited food and beverage services.

The existing building in which the axe throwing facility is proposed is legally established. As such, using one of the units in the building for a similar permitted use is desirable for the development of the applicable lands, building or structure.

4. The variance requested is minor in nature

The recreational axe throwing facility will occur within the existing building which currently allows for a range of recreational, commercial, and office uses. The proposed axe throwing facility does not exhibit any unacceptable or undesirable land use impacts on or off site. A similar use, 'bowling alleys', is permitted on site and is not considered to be undesirable or uncharacteristic in the subject zone. As such, the variance requested is minor in nature.

For the foregoing reasons, the requested variances meet the four tests of the Planning Act.

4.0 SUBMITTED PLANS AND DOCUMENTS

As part of this application, the following documents are enclosed as part of this package:

- Land Use Planning Justification Letter by Lakeshore Group dated January 28, 2019 (This Letter)
- Site Plan
- Leased Premises Plan
- Proposed Interior Layout Plan

Application Fee

- An application Fee of \$3,359.00 will be paid upon receipt of confirmation of acceptance at the in-person application submission.

Should you have any questions, please feel free to call me at (416) 364-5926.



LAKESHORE GROUP

Sincerely,
THE LAKESHORE GROUP

David Ashbourne,
SENIOR PLANNER

c.c.
Ryan Thorsley, BATL
Mark Goldsman, Milestone Property Management Limited
Rick Pennycooke, Lakeshore Group

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
- MTO – Located outside of MTO permit control area



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

MacPherson, Adriana

Subject: FW: A016/19 - Request for Comments 1600 Steeles Avenue West
Attachments: A016-19 - Circ.pdf

From: Hurst, Gabrielle <Gabrielle.Hurst@york.ca>
Sent: February-20-19 9:36 AM
To: MacPherson, Adriana <Adriana.MacPherson@vaughan.ca>; Providence, Lenore <Lenore.Providence@vaughan.ca>; Attwala, Pravina <Pravina.Attwala@vaughan.ca>
Subject: FW: A016/19 - Request for Comments 1600 Steeles Avenue West

Good Morning Adriana,
The Regional Municipality of York has completed its review of the above Minor Variance application and has no comment.
Regards,
Gabrielle

Gabrielle Hurst, BAA, MCIP.RPP. C.Tech

Programs and Process Improvement | Planning and Economic Development Branch | Corporate Services

The Regional Municipality of York | 17250 Yonge Street | Newmarket, ON L3Y 6Z1
O 1-877-464-9675 ext. 71538 | gabrielle.hurst@york.ca | Our Values: Integrity, Commitment, Accountability, Respect, Excellence

MacPherson, Adriana

Subject: FW: Request for Comments

From: Nunes, Paul (MTO) <Paul.Nunes@ontario.ca>

Sent: February-19-19 2:02 PM

To: Vigneault, Christine <Christine.Vigneault@vaughan.ca>

Cc: Attwala, Pravina <Pravina.Attwala@vaughan.ca>; Committee of Adjustment <CofA@vaughan.ca>; MacPherson, Adriana <Adriana.MacPherson@vaughan.ca>; Della Mora, Dan (MTO) <Dan.DellaMora@ontario.ca>; Mazzotta, Rob (MTO) <Rob.Mazzotta@ontario.ca>; Providence, Lenore <Lenore.Providence@vaughan.ca>

Subject: Request for Comments

Hi Christine,

MTO Highway Corridor Management Section has reviewed the location of the following Applications for Minor Variance:

A018/19 – 99 Klein Mills Rd., Kleinburg, ON.

A213/18 – 10930 Pine Valley Dr., Vaughan, ON.

A016/19 – 1600 Steeles Ave., Vaughan, ON.

A014/19 – 79 Crestwood Rd., Thornhill, ON.

A005/19 – 129 Villa Park Dr., Woodbridge, ON.

A002/19, A003/19 & A004/19 – 199 Arnold Ave., Thornhill, ON.

A009/19 – 111 Endless Circle, Kleinburg, ON.

A218/18 – 99 Heritage Estates Rd., Maple, ON.

A022/19 – 117 Farrell Road, Maple, ON.

The properties listed above appear to be located outside of the MTO Permit Control Area, and therefore an MTO Building & Land Use Permit from this office is not required. At this time, this office has no further comments.

Please do not hesitate to contact me if you have any further questions.

Thank you,

Paul Nunes | Corridor Management Officer

Ministry of Transportation | Corridor Management Section | York Region

159 Sir William Hearst Avenue, 7th floor Building D, Downsview, ON M3M 0B7

(416) 235-5559 | paul.nunes@ontario.ca



Confidentiality Warning: This message and any attachments may contain PRIVILEGED and CONFIDENTIAL INFORMATION and is intended only for the use of the recipient(s). If you are not the intended recipient, you are hereby notified that any review, retransmission, conversion to hard copy, copying, circulation or other use of this message and any attachments is strictly prohibited. If you have received this message in error, please immediately notify the sender by return e-mail, and delete this message and any attachments from your system. Thank you.