

|                   |   |
|-------------------|---|
| <b>ITEM: 6.27</b> | <b>COMMITTEE OF ADJUSTMENT REPORT SUMMARY<br/>MINOR VARIANCE APPLICATION<br/>FILE NUMBER A328/22<br/>3940 Hwy 7 Vaughan</b> |
|-------------------|---|

**THIS REPORT CONTAINS COMMENTS FROM THE FOLLOWING  
DEPARTMENTS & AGENCIES:**

\*Please see **Schedule B** of this report for a copy of Development Planning 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                     | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | General Comments                |
| Building Standards (Zoning Review)          | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | General Comments                |
| Building Inspection (Septic)                | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | No Comments Received to Date    |
| Development Planning                        | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Recommend Approval w/Conditions |
| Development Engineering                     | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Recommend Approval w/Conditions |
| Parks, Forestry and Horticulture Operations | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | X                                   | Recommend Approval w/Conditions |
| By-law & Compliance, Licensing & Permits    | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | No Comments Received to Date    |
| Development Finance                         | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | General Comments                |
| Real Estate                                 | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/>            |                                 |
| Fire Department                             | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | General Comments                |
| AGENCIES                                    | Circulated                          | Comments Received                   | Conditions                          | Nature of Comments              |
| TRCA  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | No Comments Received to Date    |
| Ministry of Transportation (MTO)            | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | General Comments                |
| Region of York                              | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | General Comments                |
| Alectra                                     | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | General Comments                |
| Bell Canada                                 | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | No Comments Received to Date    |
| YRDSB                                       | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/>            |                                 |
| YCDSB                                       | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/>            |                                 |
| CN Rail                                     | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/>            |                                 |
| CP Rail                                     | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/>            |                                 |
| TransCanada Pipeline                        | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | No Comments Received to Date    |
| Metrolinx                                   | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/>            |                                 |
| Propane Operator                            | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/>            |                                 |
|   |                                     |                                     |                                     |                                 |

**PUBLIC & APPLICANT CORRESPONDENCE**

\*Please see **Schedule C** of this report for a copy of the public & applicant correspondence listed below.

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<br>(mm/dd/yyyy) | Summary |
|---------------------|------|---------|-------------------------------|---------|
| None                |      |         |                               |         |

**PREVIOUS COA DECISIONS ON THE SUBJECT LAND**

\*Please see **Schedule D** for a copy of the Decisions listed below

| <b>File Number</b> | <b>Date of Decision</b><br>MM/DD/YYYY | <b>Decision Outcome</b> |
|--------------------|---------------------------------------|-------------------------|
| 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  
A328/22  
3940 Hwy 7 Vaughan**

|  |   |
|--|---|
| <b>ITEM NUMBER: 6.27</b>                         | <b>CITY WARD #: 3</b>   |
| <b>APPLICANT:</b>                                | CP REIT Ontario Properties Limited (Trustee)  |
| <b>AGENT:</b>                                    | Angela Wang   |
| <b>PROPERTY:</b>                                 | 3940 Hwy 7 Vaughan  |
| <b>ZONING DESIGNATION:</b>                       | See below.  |
| <b>VAUGHAN OFFICIAL PLAN (2010) DESIGNATION:</b> | Vaughan Official Plan 2010 ('VOP 2010'): "Mid-Rise Mixed-Use"   |
| <b>RELATED DEVELOPMENT APPLICATIONS:</b>         | None  |
| <b>PURPOSE OF APPLICATION:</b>                   | Relief from the Zoning By-law is being requested variances to permit Tesla Electric Vehicle (EV) charging stations and associated electrical switchboard and electrical transformer to be placed on the landscaped area of the parking lot. Relief is also required to facilitate related Site Plan Application DA.22.015 |

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

**The subject lands are zoned GMU – General Mixed Use Zone and subject to the provisions of Exception 14.287 under Zoning By-law 001-2021, as amended.**

| # | Zoning By-law 01-2021  | Variance requested   |
|---|--|--|
| 1 | The proposed super charger cabinets are located on landscaping strip. The landscaped area shall be used for no other purpose than landscaping. Section 8.2 Table 8-3 | To permit the super charger cabinets to be located on the landscaping strip. |

**The subject lands are zoned C5 and subject to the provisions of Exception 9(487) under Zoning By-law 1-88, as amended.**

|   | Zoning By-law 1-88   | Variance requested   |
|---|--|--|
| 2 | The proposed super charger cabinets are located on landscaping strip. The landscaped area shall be used for no other purpose than landscaping. Section 5.1.1 | To permit the super charger cabinets to be located on the landscaping strip. |

**HEARING INFORMATION**

**DATE OF MEETING:** Thursday, March 2, 2023  
**TIME:** 6:00 p.m.  
**MEETING LOCATION:** Vaughan City Hall, Council Chamber, 2141 Major Mackenzie Drive, Vaughan  
**LIVE STREAM LINK:** [Vaughan.ca/LiveCouncil](http://Vaughan.ca/LiveCouncil)

**PUBLIC PARTICIPATION**

If you would like to speak to the Committee of Adjustment at the meeting, either remotely or in person, please complete the [Request to Speak Form](#) and submit to [cofa@vaughan.ca](mailto:cofa@vaughan.ca)  
 If you would like to submit written comments, please quote file number above and submit by mail or email to:  
**Email:** [cofa@vaughan.ca](mailto:cofa@vaughan.ca)

**Mail:** City of Vaughan, Office of the City Clerk, Committee of Adjustment, 2141 Major Mackenzie Drive, Vaughan, ON, L6A 1T1

**THE DEADLINE TO REGISTER TO SPEAK OR SUBMIT WRITTEN COMMENTS ON THE ABOVE NOTED FILE(S) IS NOON ON THE LAST BUSINESS DAY BEFORE THE MEETING.**

**INTRODUCTION**

Staff and Agencies act as advisory bodies to the Committee of Adjustment. The comments contained in this report are presented as recommendations to the Committee.

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:

## INTRODUCTION

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.

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.

## COMMITTEE OF ADJUSTMENT COMMENTS

|  |   |
|--|---|
| <b>Date Public Notice Mailed:</b>  | February 17, 2023   |
| <b>Date Applicant Confirmed Posting of Sign:</b>   | February 17, 2023   |
| <b>Applicant Justification for Variances:</b><br><small>*As provided by Applicant in Application Form</small>  | As EV charging stations need to be located within parking lots, placing them within the landscaped area is the most efficient location as they would not take away from available parking spaces. Further, while it is noted that landscaped areas have their value, EV charging stations also have their own intrinsic value and would provide net benefits overall by being within the landscaped area. |
| <b>Adjournment Requests (from staff):</b><br><small>*Adjournment requests provided to applicant prior to issuance of public notice</small>   | None  |
| <b>Was a Zoning Review Waiver (ZRW) Form submitted by Applicant:</b><br><br><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.<br/><br/>*A revised submission may be required to address staff / agency comments received as part of the application review process.<br/><br/>*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  |
| <b>Adjournment Fees:</b><br>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.<br><br>An Adjournment Fee can only be waived in instances where adjournment of an application is requested by the Committee or staff <b>after</b> the issuance of public notice.   |   |
| <b>Committee of Adjustment Comments:</b>   | General Comments  |
| <b>Committee of Adjustment Recommended Conditions of Approval:</b>   | None  |

## BUILDING STANDARDS (ZONING) COMMENTS

|  |      |
|--|------|
| <b>**See Schedule B for Building Standards (Zoning) Comments</b> |      |
| <b>Building Standards Recommended Conditions of Approval:</b>    | None |

## DEVELOPMENT PLANNING COMMENTS

|   |   |
|---|---|
| <b>**See Schedule B for Development Planning Comments.</b>      |   |
| <b>Development Planning Recommended Conditions of Approval:</b> | <ol style="list-style-type: none"> <li>1. That all comments on Site Development Application DA.22.015 be addressed to the satisfaction of the Development Planning Department.</li> <li>2. That the final Landscape Plan be approved to the satisfaction of the Development Planning Department.</li> </ol> |

## DEVELOPMENT ENGINEERING COMMENTS

|   |  |
|---|--|
| <a href="#">Link to Grading Permit</a> <a href="#">Link to Pool Permit</a> <a href="#">Link to Curb Curt Permit</a> <a href="#">Link Culvert Installation</a> |  |
| The Development Engineering Department does not object to the Minor Variance application A328/22 subject to the following condition(s):                       |  |
| <b>Development Engineering Recommended Conditions of Approval:</b>  | The Owner/Applicant shall obtain approval for the related Site Development Application (DA.22.015) from the Development Engineering (DE) Department. |

### PARKS, FORESTRY & HORTICULTURE (PFH) COMMENTS

Forestry: Comments with condition

|  |   |
|--|---|
| <b>PFH Recommended Conditions of Approval:</b> | Applicant/owner shall obtain a "Private Property Tree Removal & Protection" permit through the forestry division prior to any construction works on the subject property. |
|--|---|

### DEVELOPMENT FINANCE COMMENTS

No comment no concerns

|  |      |
|--|------|
| <b>Development Finance Recommended Conditions of Approval:</b> | None |
|--|------|

### BY-LAW AND COMPLIANCE, LICENSING AND PERMIT SERVICES COMMENTS

No comments received to date

|  |      |
|--|------|
| <b>BCLPS Recommended Conditions of Approval:</b> | None |
|--|------|

### BUILDING INSPECTION (SEPTIC) COMMENTS

No comments received to date

|  |      |
|--|------|
| <b>Building Inspection Recommended Conditions of Approval:</b> | None |
|--|------|

### FIRE DEPARTMENT COMMENTS

It will be the owner/agent's responsibility to ensure all permit processes are completed and additional external electrical inspections are completed with the appropriate closing documents.

|  |      |
|--|------|
| <b>Fire Department Recommended Conditions of Approval:</b> | None |
|--|------|

### SCHEDULES TO STAFF REPORT

\*See Schedule for list of correspondence

|                                 |   |
|---------------------------------|---|
| <b>Schedule A</b>               | Drawings & Plans Submitted with the Application   |
| <b>Schedule B</b>               | Staff & Agency Comments                           |
| <b>Schedule C</b> (if required) | Correspondence (Received from Public & Applicant) |
| <b>Schedule D</b> (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 Planning<br><a href="mailto:Joshua.cipolletta@vaughan.ca">Joshua.cipolletta@vaughan.ca</a>                        | 1. That all comments on Site Development Application DA.22.015 be addressed to the satisfaction of the Development Planning Department.<br>2. That the final Landscape Plan be approved to the satisfaction of the Development Planning Department. |
| 2 | Development Engineering<br><a href="mailto:Rex.bondad@vaughan.ca">Rex.bondad@vaughan.ca</a>                                   | The Owner/Applicant shall obtain approval for the related Site Development Application (DA.22.015) from the Development Engineering (DE) Department.  |
| 3 | Parks, Forestry and Horticulture Operations<br><a href="mailto:zachary.quizzetti@vaughan.ca">zachary.quizzetti@vaughan.ca</a> | Applicant/owner shall obtain a "Private Property Tree Removal & Protection" permit through the forestry division prior to any construction works on the subject property.   |

## 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**







| <b>SCHEDULE B: STAFF &amp; AGENCY COMMENTS</b> |                                     |                                     |                          |                                 |
|--|-------------------------------------|-------------------------------------|--------------------------|---------------------------------|
| <b>DEPT/AGENCY</b>                             | <b>Circulated</b>                   | <b>Comments Received</b>            | <b>Conditions</b>        | <b>Nature of Comments</b>       |
| TRCA   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | No Comments Received to Date    |
| Ministry of Transportation (MTO)               | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | General Comments                |
| Region of York                                 | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | General Comments                |
| Alectra  | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | General Comments                |
| Bell Canada                                    | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | No Comments Received to Date    |
| YRDSB  | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> |                                 |
| YCDSB  | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> |                                 |
| CN Rail  | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> |                                 |
| CP Rail  | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> |                                 |
| TransCanada Pipeline                           | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | No Comments Received to Date    |
| Metrolinx                                      | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> |                                 |
| Propane Operator                               | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> |                                 |
| Development Planning                           | X                                   | X                                   | X                        | Recommend Approval w/Conditions |
| Building Standards (Zoning)                    | X                                   | X                                   |                          | General Comments                |

**To:** Christine Vigneault, Committee of Adjustment Secretary Treasurer  
**From:** Nancy Tuckett, Director of Development Planning  
**Date:** February 15, 2023  
**Name of Owner:** CP REIT Ontario Properties Limited (Trustee)  
**Location:** 3940 Highway 7  
**File No.(s):** A328/22

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**Proposed Variance(s) (By-law 001-2021):**

1. To permit the super charger cabinets to be located on the landscaping strip.

**By-Law Requirement(s) (By-law 001-2021):**

1. The proposed super charger cabinets are located on the landscaping strip. The landscaped area shall be used for no other purpose than landscaping.

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

2. To permit the super charger cabinets to be located on the landscaping strip.

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

2. The proposed super charger cabinets are located on the landscaping strip. The landscaped area shall be used for no other purpose than landscaping.

**Official Plan:**

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

**Comments:**

The Owner is requesting relief to permit the construction of 16 Tesla Electric Vehicle (EV) charging stations with the above noted variances. The Owner submitted Site Development Application DA.22.015 to facilitate the development, which is currently under review. The EV charging stations are proposed within the landscape strip separating Ansley Grove Road from the parking lot on the Subject Lands.

The Development Planning Department has no objection to the proposed variances for locating the EV charging stations on the landscape strip. The landscape strip will still provide adequate buffering between the existing parking spaces and Ansley Grove Road. The Urban Design Division of the Development Planning Department have also reviewed the minor variance application and have no objection provided appropriate vegetation is planted within the buffer to assist in screening the stations. This may also require the slight relocation of some of the charging elements to facilitate more spacious planting areas.

In support of the application, the Owner has submitted an Arborist Report prepared by Stantec Consulting Ltd., dated May 19, 2022. The report inventoried ten trees, one of which is proposed to be removed. Urban Design staff have reviewed the report and concur with its recommendations.

Accordingly, the Development Planning Department can support the requested variances and is of the opinion that the proposal is minor in nature, maintains the general intent and purpose of the Official Plan and Zoning By-laws, and is desirable for the appropriate development of the land.

**Recommendation:**

The Development Planning Department recommends approval of the application, subject to the following conditions:

**Conditions of Approval:**

If the Committee finds merit in the application, the following conditions of approval are recommended:

1. That all comments on Site Development Application DA.22.015 be addressed to the satisfaction of the Development Planning Department.
2. That the final Landscape Plan be approved to the satisfaction of the Development Planning Department.

**Comments Prepared by:**

Joshua Cipolletta, Planner I  
David Harding, Senior Planner

**To:** Committee of Adjustment  
**From:** Bernd Paessler, Building Standards Department  
**Date:** January 03, 2023  
**Applicant:** CP REIT Ontario Properties Limited (Trustee)  
**Location:** 3940 Hwy 7, CONC 6 Part of Lot 6  
**File No.(s):** A328/22

**Zoning Classification:**

The subject lands are zoned GMU – General Mixed Use Zone and subject to the provisions of Exception 14.287 under Zoning By-law 001-2021, as amended.

| # | Zoning By-law 01-2021   | Variance requested   |
|---|---|--|
| 1 | The proposed super charger cabinets are located on landscaping strip. The landscaped area shall be used for no other purpose than landscaping.<br><br>Section 8.2 Table 8-3 | To permit the super charger cabinets to be located on the landscaping strip. |

The subject lands are zoned C5 and subject to the provisions of Exception 9(487) under Zoning By-law 1-88, as amended.

|   | Zoning By-law 1-88  | Variance requested   |
|---|---|--|
| 2 | The proposed super charger cabinets are located on landscaping strip. The landscaped area shall be used for no other purpose than landscaping.<br><br>Section 5.1.1 | To permit the super charger cabinets to be located on the landscaping strip. |

**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. 22-109754 for Tent - New, Issue Date: (Not Yet Issued)  
 Building Permit No. 22-132951 for Single Use (Commercial) - Interior Unit Alteration, 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:** January 16<sup>th</sup> 2023

**Attention:** **Christine Vigneault**

**RE:** Request for Comments

**File No.:** **A328-22**

**Related Files:**

**Applicant** CP REIT Ontario Properties Limited (Trustee)

**Location** 3940 Hwy 7



Discover the possibilities

### COMMENTS:

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

Alectra Utilities (formerly PowerStream) has received and reviewed the proposed Variance Application. This review, however, does not imply any approval of the project or plan.

All proposed billboards, signs, and other structures associated with the project or plan must maintain minimum clearances to the existing overhead or underground electrical distribution system as specified by the applicable standards, codes and acts referenced.

In the event that construction commences, and the clearance between any component of the work/structure and the adjacent existing overhead and underground electrical distribution system violates the Occupational Health and Safety Act, the customer will be responsible for 100% of the costs associated with Alectra making the work area safe. All construction work will be required to stop until the safe limits of approach can be established.

In the event construction is completed, and the clearance between the constructed structure and the adjacent existing overhead and underground electrical distribution system violates the any of applicable standards, acts or codes referenced, the customer will be responsible for 100% of Alectra's cost for any relocation work.

### References:

- Ontario Electrical Safety Code, latest edition (Clearance of Conductors from Buildings)
- Ontario Health and Safety Act, latest edition (Construction Protection)
- Ontario Building Code, latest edition (Clearance to Buildings)
- PowerStream (Construction Standard 03-1, 03-4), attached
- Canadian Standards Association, latest edition (Basic Clearances)

If more information is required, please contact either of the following:

Mr. Stephen Cranley, C.E.T  
Supervisor, Distribution Design, ICI & Layouts (North)  
**Phone:** 1-877-963-6900 ext. 31297

**E-mail:** [stephen.cranley@alectrautilities.com](mailto:stephen.cranley@alectrautilities.com)

Mitchell Penner  
Supervisor, Distribution Design-Subdivisions  
**Phone:** 416-302-6215

**Email:** [Mitchell.Penner@alectrautilities.com](mailto:Mitchell.Penner@alectrautilities.com)



## Lenore Providence

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**From:** Blaney, Cameron (MTO) <Cameron.Blaney@ontario.ca>  
**Sent:** January-17-23 2:18 PM  
**To:** Christine Vigneault  
**Cc:** Committee of Adjustment  
**Subject:** [External] RE: A328/22 (3940 Hwy 7) - REQUEST FOR COMMENTS, CITY OF VAUGHAN

Hello Christine,

3940 Highway 7 is outside of MTO permit control area and does not require MTO review or permits.

**Cameron Blaney | Corridor Management Planner | Simcoe & York**

Highway Corridor Management Section – Central Operations

159 Sir William Hearst Avenue | Ministry of Transportation

7<sup>th</sup> Floor, Building D | Downsview, Ontario | M3M 0B7

416-358-7871

[Cameron.Blaney@ontario.ca](mailto:Cameron.Blaney@ontario.ca)

**Lenore Providence**

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**Subject:** FW: [External] RE: A328/22 (3940 Hwy 7) - REQUEST FOR COMMENTS, CITY OF VAUGHAN

**From:** Development Services <developmentsservices@york.ca>

**Sent:** February-01-23 12:49 PM

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

**Cc:** Committee of Adjustment <CofA@vaughan.ca>

**Subject:** [External] RE: A328/22 (3940 Hwy 7) - REQUEST FOR COMMENTS, CITY OF VAUGHAN

Hi Christine,

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

Many thanks,

*Our working hours may be different. Please do not feel obligated to reply outside of your scheduled working hours. Let's work together to help foster healthy work-life boundaries.*

**Niranjan Rajevan, M.Pl.** | Associate Planner, Programs and Process Improvement, Planning and Economic Development, Corporate Services

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*Our Values: Integrity, Commitment, Accountability, Respect, Excellence*



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**SCHEDULE C: PUBLIC & APPLICANT CORRESPONDENCE**

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