

**ITEM #: 6.21**

**COMMITTEE OF ADJUSTMENT REPORT  
CONSENT APPLICATION  
B007/23  
10651 KEELE STREET, VAUGHAN**

**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.*

<b>DEPARTMENTS</b>	<b>Circulated</b>	<b>Comments Received</b>	<b>Conditions</b>	<b>Nature of Comments</b>
Committee of Adjustment	X	X	X	General Comments w/conditions
Building Standards -Zoning Review *Schedule B	X	X	X	General Comments w/conditions
Building Inspection (Septic)	X			No Comments Received to Date
Development Planning *Schedule B	X	X		Recommend Approval/No Conditions
Development Engineering	X	X	X	Recommend Approval w/Conditions
Parks, Forestry and Horticulture Operations	X	X		General Comments
By-law & Compliance, Licensing & Permits	X			No Comments Received to Date
Development Finance	X	X	X	General Comments w/conditions
Real Estate	X	X	X	General Comments w/Conditions
Fire Department	X			No Comments Received to Date
<b>AGENCIES</b>	<b>Circulated</b>	<b>Comments Received</b>	<b>Conditions</b>	<b>Nature of Comments</b>
TRCA *Schedule B	X			No Comments Received to Date
Ministry of Transportation (MTO) *Schedule B				
Region of York *Schedule B	X			No Comments Received to Date
Alectra *Schedule B	X	X		General Comments
Bell Canada *Schedule B	X			No Comments Received to Date
YRDSB *Schedule B				
YCDSB *Schedule B	X	X		General Comments
CN Rail *Schedule B				
CP Rail *Schedule B				
TransCanada Pipeline *Schedule B	X			No Comments Received to Date
Metrolinx *Schedule B				
Propane Operator *Schedule B				

**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.

<b>Correspondence Type</b>	<b>Name</b>	<b>Address</b>	<b>Date Received</b> (mm/dd/yyyy)	<b>Summary</b>
Applicant				Application Cover Letter
Applicant				Planning Justification Report

**PREVIOUS COA DECISIONS ON THE SUBJECT LAND**

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

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	
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**COMMITTEE OF ADJUSTMENT REPORT  
CONSENT APPLICATION  
B007/23  
10651 KEELE STREET, VAUGHAN**

<b>ITEM NUMBER: 6.21</b>	<b>CITY WARD #: 4</b>
<b>APPLICANT:</b>	10651 Keele Storage GP Corporation
<b>AGENT:</b>	MHBC Planning
<b>PROPERTY:</b>	10651 Keele Street, Vaughan
<b>ZONING DESIGNATION:</b>	See Below
<b>VAUGHAN OFFICIAL PLAN (2010) DESIGNATION:</b>	Employment Area (Urban Structure) and Employment Commercial Mixed-Use Special Policy Area (Map 12.14.A).
<b>RELATED DEVELOPMENT APPLICATIONS:</b>	None
<b>PURPOSE OF APPLICATION:</b>	<p>Consent is being requested to sever a parcel of land for employment / commercial purposes approximately 11,923 square metres, together with an easement for access purposes over the retained land (servient land) in favour of the severed land (dominant land). The retained land is approximately 10,230 square metres. Both the severed and retained land will have frontage onto Keele Street.</p> <p>The severed parcel of land is shown as Part 4 on the draft reference plan submitted.</p> <p>The retained parcel of land is shown as Part 1, 2 and 3 on the draft reference plan submitted.</p> <p>The easement over the retained land for access purposes is shown as Part 3 on the draft plan submitted.</p> <p>The existing one-storey commercial building on the severed land is to remain.</p>

**HEARING INFORMATION**

**DATE OF MEETING:** Thursday, July 13, 2023  
**TIME:** 6:00 p.m.  
**MEETING LOCATION:** Vaughan City Hall, Woodbridge Room (2<sup>nd</sup> Floor), 2141 Major Mackenzie Drive  
**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

To speak electronically, pre-registration is required by completing the [Request to Speak Form](#) on-line and submitting it to [cofa@vaughan.ca](mailto:cofa@vaughan.ca) no later than NOON on the last business day before the meeting.

**THE DEADLINE TO REGISTER TO SPEAK ELECTRONICALLY 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.

## INTRODUCTION

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

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

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>	June 29, 2023	
<b>Date Applicant Confirmed Posting of Sign:</b>	June 26, 2023	
<b>Adjournment Requests (from staff):</b> <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> <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	
<b>Adjournment Fees:</b> 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 <b>after</b> the issuance of public notice.		
<b>Committee of Adjustment Comments:</b>	None	
<b>Committee of Adjustment Recommended Conditions of Approval:</b>	<ol style="list-style-type: none"> <li>1. That the applicant's solicitor confirm the legal description of both the severed and retained land.</li> <li>2. That the applicant provide an electronic copy of the deposited reference plan to cofa@vaughan.ca</li> <li>3. Payment of the Certificate Fee as provided on the City of Vaughan's Committee of Adjustment Fee Schedule.</li> </ol>	

## BUILDING STANDARDS (ZONING) COMMENTS

<b>**See Schedule B for Building Standards (Zoning) Comments.</b>	
<b>Building Standards Recommended Conditions of Approval:</b>	A demolition permit shall be obtained for the existing 1 storey metal clad building and shall be demolished and the required permit shall be closed.

## DEVELOPMENT PLANNING COMMENTS

<b>**See Schedule B for Development Planning Comments.</b>	
<b>Development Planning Recommended Conditions of Approval:</b>	None

## 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 (DE) Department does not object to Consent Application B007/23 subject to the following condition(s):	
<b>Development Engineering Recommended Conditions of Approval:</b>	The Owner / Applicant shall prepare and register a reference plan at their expense showing all existing and proposed easements to the satisfaction of the Development Engineering Department (DE) for the Subject Lands applicable to the Consent Application. The Owner / Applicant shall submit a draft reference plan to

## DEVELOPMENT ENGINEERING COMMENTS

[Link to Grading Permit](#)  
 [Link to Pool Permit](#)  
 [Link to Curb Curt Permit](#)  
 [Link Culvert Installation](#)

DE for review prior to deposit with the Land Registry. The Owner / Applicant shall submit the deposited reference plan to DE in order to clear this condition.

The Owner/Applicant shall approach the Development Inspection and Lot Grading Division of Development Engineering to apply for necessary service connections for the severed lands and any service connection upgrades within the retained lands, adhering to city standards. A servicing and lot grading plan should be submitted along with the application. The Owner/Applicant of the retained land should contact the Development Inspection and Grading Department at [serviceconnections@vaughan.ca](mailto:serviceconnections@vaughan.ca) to obtain a cost estimate. Once the service connection estimates are confirmed, the Owner/Applicant must pay the applicable fee(s). All costs, including administration fees, for the service connections are the responsibility of the owner of the retained lands. The service connection application process may take 4-6 weeks. The Owner/Applicant is advised to allocate sufficient time to complete the entire process.

## PARKS, FORESTRY & HORTICULTURE (PFH) COMMENTS

Forestry has no comment

<b>PFH Recommended Conditions of Approval:</b>	None
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## DEVELOPMENT FINANCE COMMENTS

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

<b>Development Finance Recommended Conditions of Approval:</b>	<p>The owner shall pay of a Tree Fee, approved by Council as of the date of granting the consent. Payment is to be made by certified cheque, to the satisfaction of the City of Vaughan Financial Planning and Development Finance Department (contact Nelson Pereira to have this condition cleared).</p> <p>The owner shall pay all property taxes as levied. Payment is to be made by certified cheque, to the satisfaction of the City of Vaughan Financial Planning and Development Finance Department (contact Nelson Pereira to have this condition cleared).</p>
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## BY-LAW AND COMPLIANCE, LICENSING AND PERMIT SERVICES COMMENTS

No comments received to date.

<b>BCLPS Recommended Conditions of Approval:</b>	None
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## BUILDING INSPECTION (SEPTIC) COMMENTS

No comments received to date.

<b>Building Inspection Recommended Conditions of Approval:</b>	None
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## FIRE DEPARTMENT COMMENTS

No comments received to date.

<b>Fire Department Recommended Conditions of Approval:</b>	None
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## 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, 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	Committee of Adjustment <a href="mailto:christine.vigneault@vaughan.ca">christine.vigneault@vaughan.ca</a>	<ol style="list-style-type: none"> <li>1. That the applicant’s solicitor confirm the legal description of both the severed and retained land.</li> <li>2. That the applicant provide an electronic copy of the deposited reference plan to <a href="mailto:cofa@vaughan.ca">cofa@vaughan.ca</a></li> <li>3. Payment of the Certificate Fee as provided on the City of Vaughan’s Committee of Adjustment Fee Schedule.</li> </ol>
2	Building Standards, Zoning Section <a href="mailto:christian.tinney@vaughan.ca">christian.tinney@vaughan.ca</a>	A demolition permit shall be obtained for the existing 1 storey metal clad building and shall be demolished, and the required permit shall be closed.
3	Real Estate <a href="mailto:ashley.ben-lolo@vaughan.ca">ashley.ben-lolo@vaughan.ca</a>	The applicant shall provide the City with an appraisal report and valuation of the subject land (land only) to be prepared by an accredited appraiser. Payment of a Parkland levy to the City in lieu of the deeding of land for park purposes shall be made if a new lot is being created. Said levy is to be 2% of the appraised market value of the subject land as of the date of the Committee of Adjustment giving notice to the Applicant of the herein decision. Said levy shall be approved by the Director of Real Estate. Payment shall be made by certified cheque only.
4	Development Engineering <a href="mailto:Rex.bondad@vaughan.ca">Rex.bondad@vaughan.ca</a>	<ol style="list-style-type: none"> <li>1. The Owner / Applicant shall prepare and register a reference plan at their expense showing all existing and proposed easements to the satisfaction of the Development Engineering Department (DE) for the Subject Lands applicable to the Consent Application. The Owner / Applicant shall submit a draft reference plan to DE for review prior to deposit with the Land Registry. The Owner / Applicant shall submit the deposited reference plan to DE in order to clear this condition.</li> <li>2. The Owner/Applicant shall approach the Development Inspection and Lot Grading Division of Development Engineering to apply for necessary service connections</li> </ol>

**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.

		<p>for the severed lands and any service connection upgrades within the retained lands, adhering to city standards. A servicing and lot grading plan should be submitted along with the application. The Owner/Applicant of the retained land should contact the Development Inspection and Grading Department at <a href="mailto:serviceconnections@vaughan.ca">serviceconnections@vaughan.ca</a> to obtain a cost estimate. Once the service connection estimates are confirmed, the Owner/Applicant must pay the applicable fee(s). All costs, including administration fees, for the service connections are the responsibility of the owner of the retained lands. The service connection application process may take 4-6 weeks. The Owner/Applicant is advised to allocate sufficient time to complete the entire process.</p>
5	<p>Development Finance <a href="mailto:nelson.pereira@vaughan.ca">nelson.pereira@vaughan.ca</a></p>	<ol style="list-style-type: none"> <li>1. The owner shall pay of a Tree Fee, approved by Council as of the date of granting the consent. Payment is to be made by certified cheque, to the satisfaction of the City of Vaughan Financial Planning and Development Finance Department (contact Nelson Pereira to have this condition cleared).</li> <li>2. The owner shall pay all property taxes as levied. Payment is to be made by certified cheque, to the satisfaction of the City of Vaughan Financial Planning and Development Finance Department (contact Nelson Pereira to have this condition cleared).</li> </ol>

**IMPORTANT INFORMATION – PLEASE READ**

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

**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.

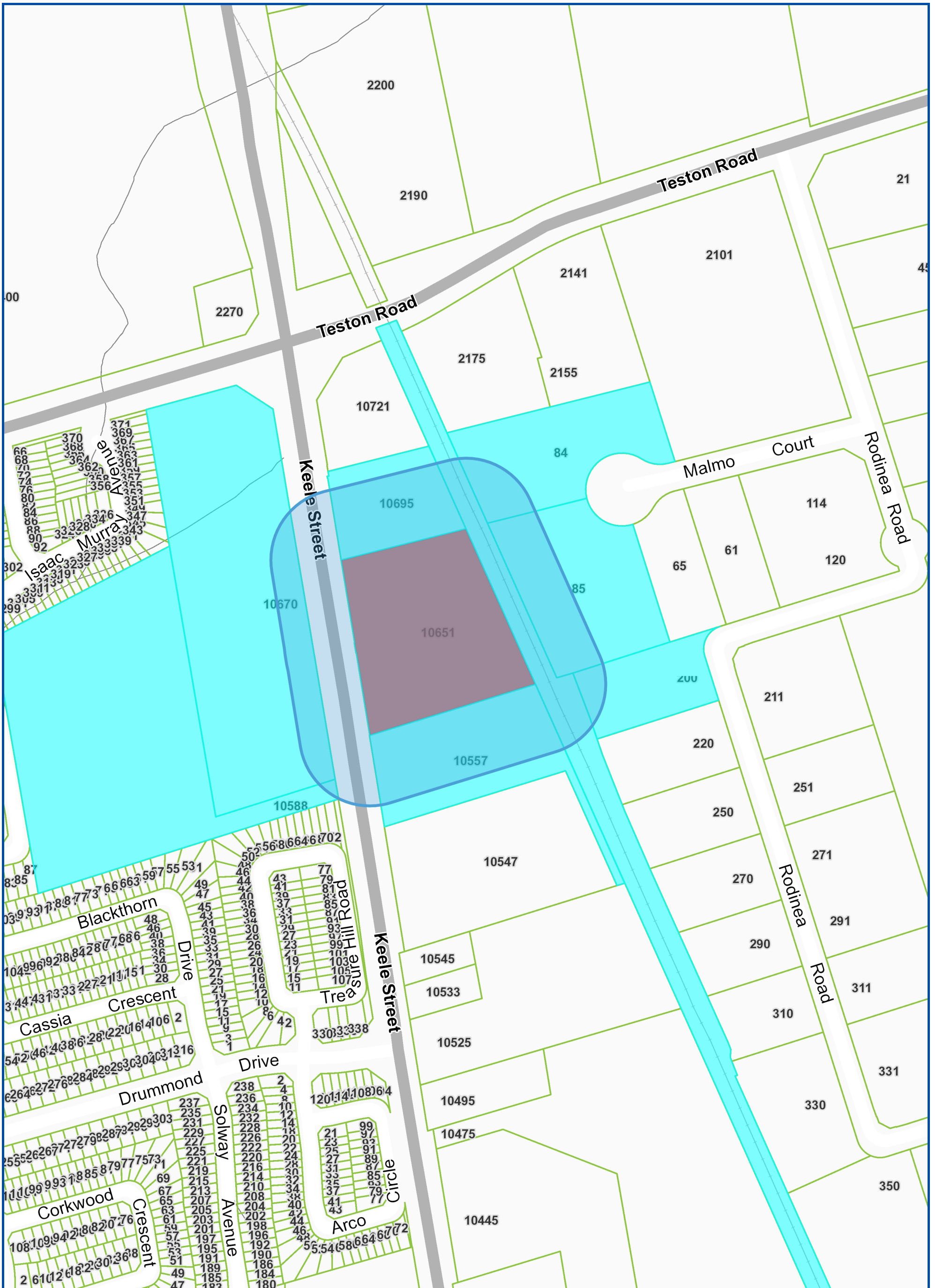
That the payment of the Education Development Charge if required, is payable to the City of Vaughan before issuance of a building permit in accordance with the Development Charges Act and the Boards of Education By-laws in effect at the time of payment

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.

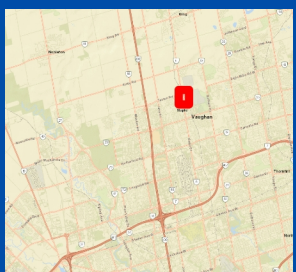
**NOTICE OF DECISION:** If you wish to be notified of the decision in respect to this application or a related Ontario Land Tribunal (OLT) hearing you must complete a Request for Decision form and submit to the Secretary Treasurer (ask staff for details). In the absence of a written request to be notified of the Committee's decision you will **not** receive notice.

**SCHEDULE A: DRAWINGS & PLANS**





Map Information:



Title:

# 10651 Keele Street, Vaughan

## NOTIFICATION MAP - B007/23

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  
June 12, 2023 10:37 AM

Projection:  
NAD 83  
UTM Zone  
17N

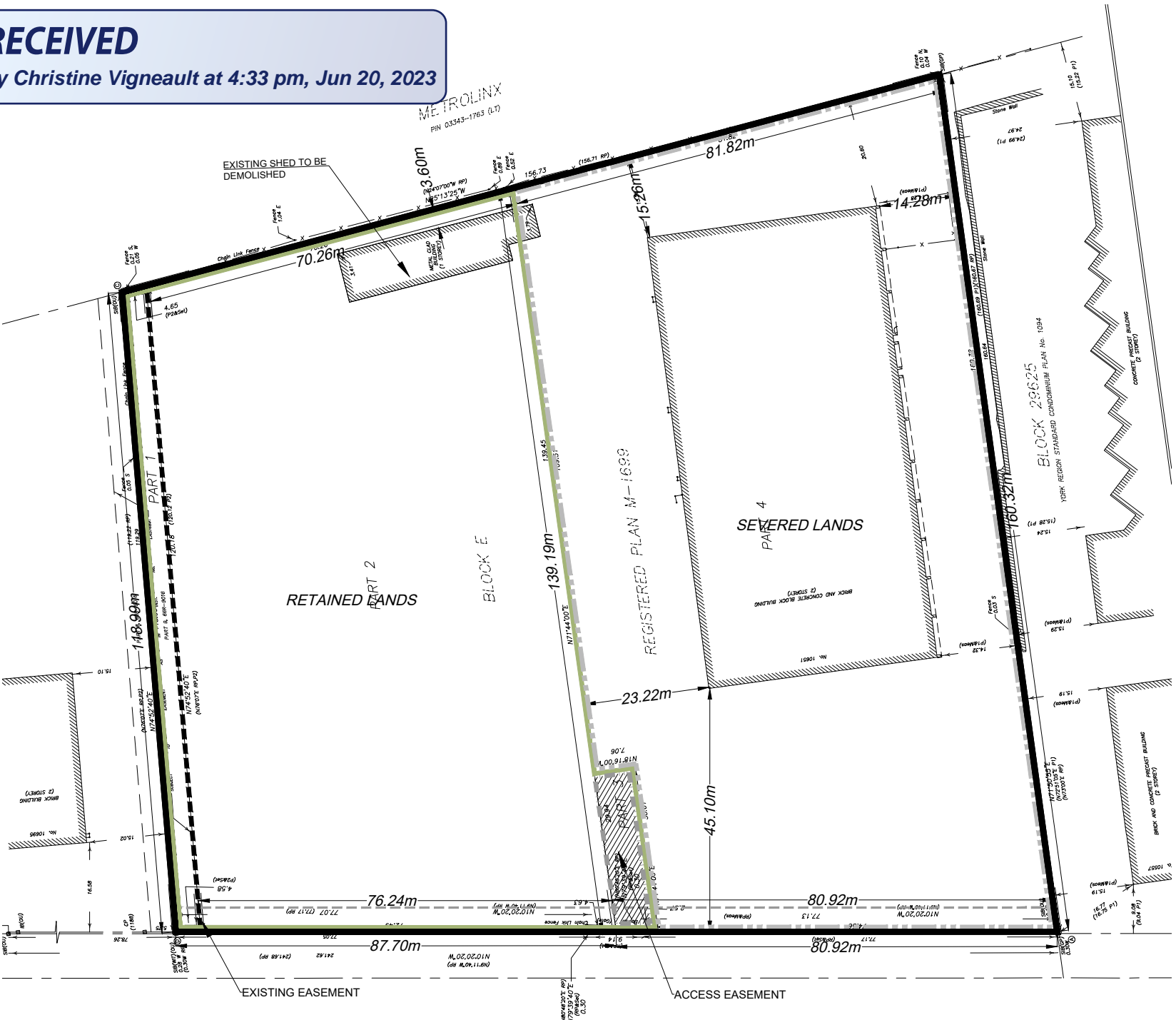
**RECEIVED**

By Christine Vigneault at 4:33 pm, Jun 20, 2023

Figure  
**Severance Sketch**

**10615 Keele Street,  
Vaughan, Ontario**

- LEGEND**
- Subject Lands (22,154.5m²/5.47ac)
  - Retained Lands (10,229.7m²/2.53ac)
  - Severed Lands (11,924.8m²/2.95ac)
  - Existing Easement (546.6m²/0.14ac)
  - Access Easement (213.9m²/0.05ac)



DATE: June 14, 2023



SCALE: 1:1000

BY METROLINX - 1000 Main Street, Vaughan, ON L4L 5W6. TEL: (905) 305-3535. FAX: (905) 305-3536. WWW.METROLINX.COM

KEELE STREET  
(ROAD ALLOWANCE BETWEEN CONCESSIONS 3 AND 4)  
PIN 03343-0002 (L7)

<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 *Schedule B	X			No Comments Received to Date
Ministry of Transportation (MTO) *Schedule B				
Region of York *Schedule B	X			General Comments
Alectra *Schedule B	X	X		General Comments
Bell Canada *Schedule B	X			No Comments Received to Date
YRDSB *Schedule B				
YCDSB *Schedule B	X	X		General Comments
CN Rail *Schedule B				
CP Rail *Schedule B				
TransCanada Pipeline *Schedule B	X			No Comments Received to Date
Metrolinx *Schedule B				
Propane Operator *Schedule B				
Development Planning	X	X		Recommend Approval/no conditions
Building Standards (Zoning)	X	X		General Comments

**From:** [Monika Sadler](#)  
**To:** [Committee of Adjustment](#)  
**Subject:** [External] Re: FW: B007/23 - 10651 Keele Street , Vaughan - REQUEST FOR COMMENTS, CITY OF VAUGHAN  
**Date:** Tuesday, June 20, 2023 1:59:35 PM

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Thank you for the opportunity to review the above referenced Consent application. YCDSB staff have reviewed the material provided and have no comments or objections to their approval.

Monika Sadler  
Planner and Project Analyst, Planning Services  
York Catholic District School Board

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**Date:** June 13<sup>th</sup> 2023  
**Attention:** **Christine Vigneault**  
**RE:** Request for Comments

**File No.:** **B007-23**  
**Related Files:**  
**Applicant:** MHBC Planning  
**Location** 10651 Keele Street



Discover the possibilities

### COMMENTS:

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

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

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

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

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

#### References:

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

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

Stephen Cranley, C.E.T

Mitchell Penner

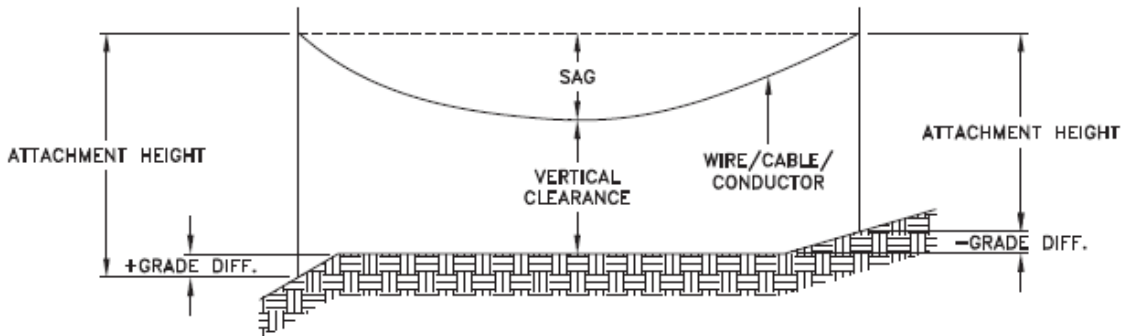
Supervisor, Distribution Design, ICI & Layouts (North)  
**Phone:** 1-877-963-6900 ext. 31297

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

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

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

LOCATION OF WIRES, CABLES OR CONDUCTORS	SYSTEM VOLTAGE			
	SPAN GUYS AND COMMUNICATIONS WIRES	UP TO 600V AND NEUTRAL	4.16/2.4kV TO 27.6/16kV (SEE NOTE 1)	44kV
	MINIMUM VERTICAL CLEARANCES (SEE NOTE 2)			
OVER OR ALONGSIDE ROADS, DRIVEWAYS OR LANDS ACCESSIBLE TO VEHICLES	442cm	442cm	480cm	520cm
OVER GROUND ACCESSIBLE TO PEDESTRIANS AND BICYCLES ONLY	250cm	310cm	340cm	370cm
ABOVE TOP OF RAIL AT RAILWAY CROSSINGS	730cm	730cm	760cm	810cm



MINIMUM ATTACHMENT HEIGHT = MAXIMUM SAG  
 + MINIMUM VERTICAL CLEARANCE (FROM ABOVE TABLE)  
 ± GRADE DIFFERENCE  
 + 0.3m (VEHICLE OR RAILWAY LOCATION)  
 + SNOW DEPTH (PEDESTRIAN LOCATION, SEE NOTE 3)

**NOTES:**

1. THE MULTIGROUNDED SYSTEM NEUTRAL HAS THE SAME CLEARANCE AS THE 600V SYSTEM.
2. THE VERTICAL CLEARANCES IN THE ABOVE TABLE ARE UNDER MAXIMUM SAG CONDITIONS.
3. REFER TO CSA STANDARD C22.3 No.1, ANNEX D FOR LOCAL SNOW DEPTH VALUES.
4. ALL CLEARANCES ARE IN ACCORDANCE TO CSA STANDARD C22.3.

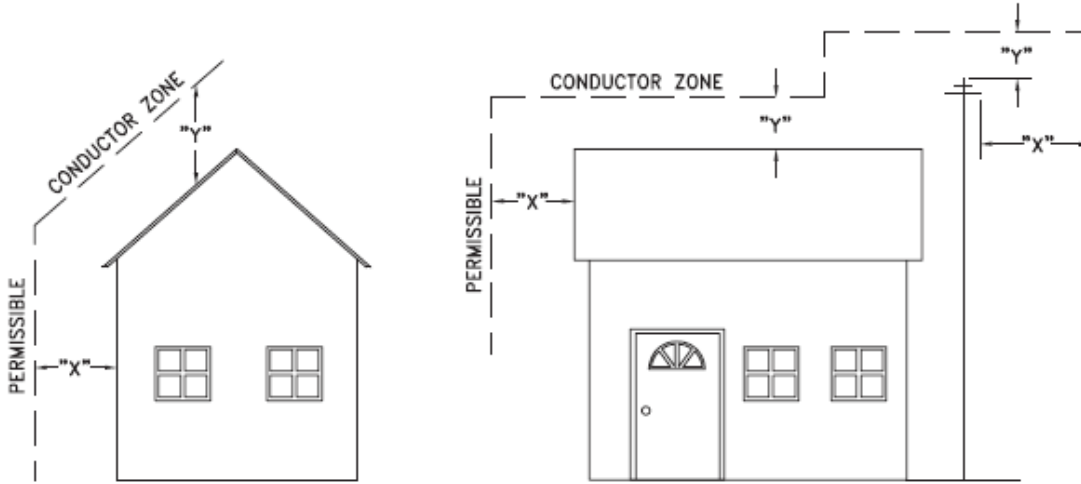
METRIC	IMPERIAL (APPROX)
810cm	27'-0"
760cm	25'-4"
730cm	24'-4"
520cm	17'-4"
480cm	16'-0"
442cm	15'-5"
370cm	12'-4"
340cm	11'-4"
310cm	10'-4"
250cm	8'-4"

SAGS AND TENSIONS	SECTION 02
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**MINIMUM VERTICAL CLEARANCES OF WIRES, CABLES AND CONDUCTORS ABOVE GROUND OR RAILS**

ORIGINAL ISSUE DATE: 2010-DEC-24 REVISION NO: R1 REVISION DATE: 2012-JAN-09

This construction Standard meets the safety requirements of Section 4 of Regulation 22/04	
Joe Crozier, P.Eng.	2012-JAN-09
Name	Date
P.Eng. Approval By:	Joe Crozier



VOLTAGE	MINIMUM HORIZONTAL CLEARNACE UNDER MAXIMUM SWING CONDITIONS DIMENSION "X" (SEE NOTES 1, 3 & 4)	MINIMUM VERTICAL CLEARANCE UNDER MAXIMUM DESIGN SAG CONDITIONS DIMENSION "Y" (SEE NOTES 1, 2, 4 & 5)
0-600V AND NEUTRAL	100cm	250cm
4.16/2.4 TO 44kV	300cm	480cm

**NOTES**

1. UNDER NO CIRCUMSTANCES SHALL A CONDUCTOR BE PERMITTED TO PENETRATE THE ENVELOPE SHOWN BY THE DOTTED LINE.
2. THE VERTICAL CLEARANCES ARE UNDER CONDITIONS OF MAXIMUM DESIGN SAG.
3. THE HORIZONTAL CLEARANCES ARE UNDER CONDITIONS OF MAXIMUM SWING. WHERE THE CONDUCTOR SWING IS NOT KNOWN A HORIZONTAL CLEARANCE OF 480CM SHALL BE USED.
4. BUILDINGS THAT EXCEED 3 STOREYS OR 15M IN HEIGHT, THE MINIMUM HORIZONTAL CLEARANCE OF THE SECONDARY CONDUCTORS SHOULD BE INCREASED TO 300cm WHERE IT IS NECESSARY TO ALLOW FOR THE RAISING OF LADDERS BY LOCAL FIRE DEPARTMENTS.
5. IN SITUATIONS SUCH AS MULTI-LEVEL GARAGES, WHERE ROOFS ARE NORMALLY USED BY PERSONS AND VEHICLES, THE VERTICAL CLEARANCES OF POWERSTREAM STANDARD 03-1 SHALL APPLY.
6. DISTRIBUTION LINES CONSTRUCTED NEAR BUILDINGS SHALL BE BUILT TO AVOID OVERHANG WHEREVER POSSIBLE. WHERE LINES MUST BE CONSTRUCTED OVER OR ADJACENT TO BUILDINGS THE APPLICABLE HORIZONTAL AND VERTICAL CLEARANCES SHALL BE AT CONDITIONS OF MAXIMUM CONDUCTOR SWING AND MAXIMUM SAG. THE ABOVE CLEARANCES ARE DESIGNED TO PREVENT PERSONS ON OR IN BUILDINGS AS WELL AS EXTERNAL MACHINERY USED IN CONJUNCTION WITH A BUILDING TO COME IN CONTACT WITH CONDUCTORS. EFFORTS SHOULD BE MADE TO INCREASE THESE CLEARANCES WHERE POSSIBLE.
7. ALL CLEARANCES ARE IN ACCORDANCE TO CSA C22.3 NO.1-06 (TABLE-9).

CONVERSION TABLE	
METRIC	IMPERIAL (APPROX)
480cm	16'-0"
300cm	10'-0"
250cm	8'-4"
100cm	3'-4"

**MINIMUM VERTICAL & HORIZONTAL CLEARANCES OF CONDUCTORS FROM BUILDINGS OR OTHER PERMANENT STRUCTURES (CONDUCTORS NOT ATTACHED TO BUILDINGS)**

Certificate of Approval  
This construction Standard meets the safety requirements of Section 4 of Regulation 22/04  
Debbie Dadwani, P.Eng. 2010-MAY-05  
Name Date  
P.Eng. Approval By: *D. Dadwani*

ORIGINAL ISSUE DATE: 2010-MAY-05 REVISION NO: REVISION DATE:  
F:\System Planning and Standards\Standard Design\PowerStream Standards\PowerStream Standards working files\Section 03-4\DWG 03-4 RD May 5, 2010.dwg, 5/5/2010 9:27:52 AM, Adobe PDF



**To:** Committee of Adjustment  
**From:** Christian Tinney, Building Standards Department  
**Date:** June 12, 2023  
**Applicant:** MHBC Planning  
**Location:** 10651 Keele Street  
 PLAN M1699 Block E  
**File No.(s):** B007/23

**Zoning Classification:**

The subject lands are zoned EM1 – Prestige Employment Zone and zoned EM2 – General Employment Zone subject to the provisions of Exception 14.511 under Zoning By-law 001-2021, as amended.

#	Zoning By-law 001-2021	Proposal
1	Lot Frontage:  The minimum Lot Frontage requirement for the severed lands is 30.0 metres. [Table 11-3].  The minimum Lot Frontage requirement for the retained lands is 30.0 metres. [Table 11-3].	The proposed lot frontage of 81.72 metres for the severed lands complies with the minimum lot frontage requirement.  The proposed lot frontage of 76.69 metres for the retained lands complies with the minimum lot frontage requirement.
2	Lot Area:  The minimum Lot Area requirement for the severed lands is 1,800 m <sup>2</sup> . [Table 11-3]  The minimum Lot Area requirement for the retained lands is 1,800 m <sup>2</sup> . [Table 11-3]	The proposed lot area of 11,923 m <sup>2</sup> for the severed lands complies with the minimum lot area requirement.  The proposed lot area of 10,016 m <sup>2</sup> for the retained lands complies with the minimum lot area requirement.

**Staff Comments:**

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

There are no outstanding Orders on file

**Building Permit(s) Issued:**

A Building Permit has not been issued. The Ontario Building Code requires a building permit for structures that exceed 10m<sup>2</sup>

**Other Comments:**

General Comments	
1	A surveyor's certificate of lot areas, frontages, and depth as per the definitions in Section 2.0 of By-law 1-88, as amended and Section 3.0 of By-law 001-2021, as amended is required in order to confirm compliance with the by-law.

**Conditions of Approval:**

If the committee finds merit in the application, the following conditions of approval are recommended.

1. A demolition permit shall be obtained for the existing 1 storey metal clad building and shall be demolished and the required permit shall be closed.

\* Comments are based on the review of documentation supplied with this application.

**To:** Christine Vigneault, Committee of Adjustment Secretary Treasurer

**From:** Nancy Tuckett, Director of Development Planning

**Date:** June 25, 2023

**Name of Owner:** James Byck

**Location:** 10651 Keele Street

**File No.(s):** B007/23

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**Proposal:**

The Owner has submitted Consent Application File B007/23 to facilitate the creation of a lot with an area of approximately 11,923 m<sup>2</sup> (1.19 hectares) and retain an approximately 10,016 m<sup>2</sup> (0.99 hectares) portion of the Subject Lands.

**Official Plan:**

City of Vaughan Official Plan 2010 ('VOP 2010'): "Employment Area" and "Employment Commercial Mixed-Use Special Policy Area" - 12.14 Maple Industrial Area

**Comments:**

The Owner has submitted a consent application to sever the Subject Lands to create two lots and a servicing and access easement. The Subject Lands are roughly rectangular in shape and have a total lot frontage of 164.34 m along Keele Street. The severed lands (Part 4 of the draft reference plan) propose a lot area 11,923 m<sup>2</sup>. A Servicing and Access Easement (Part 3) is proposed upon the retained lands in favour of the severed lands. The retained lands (Parts 1-3) will have a total lot area of 10,016 m<sup>2</sup> and an existing easement (Part 1) is to remain as part of the retained lands. The severed and retained lands meet the minimum lot frontage and lot area requirements of the "EM1 – Prestige Employment Zone" and "EM2 – General Employment Zone" under Zoning By-law 001s-2021.

The Owner has prepared a severance sketch which contemplates a Dymon Storage facility, with a total Gross Floor Area ('GFA') of 5,008.40 m<sup>2</sup> to be located on the retained lot. The Development Planning Department has reviewed the requested severance and does not object to the consent application as it facilitates the development of the site and complies with the lot frontage and lot area provisions of Zoning By-law 001-2021.

Accordingly, the Development Planning Department has no objection to the requested severance and is of the opinion that the proposal meets the intent of the Official Plan, complies with the Zoning By-law, and conforms to Section 51(24) as required by Section 53(12) of the Planning Act.

**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:**

Michelle Perrone, Planner 1  
David Harding, Senior Planner

**SCHEDULE C: PUBLIC & APPLICANT CORRESPONDENCE**

<b>Correspondence Type</b>	<b>Name</b>	<b>Address</b>	<b>Date Received (mm/dd/yyyy)</b>	<b>Summary</b>
Applicant				Application Cover Letter
Applicant				Planning Justification Report



PLANNING  
URBAN DESIGN  
& LANDSCAPE  
ARCHITECTURE

May 16, 2023

Office of the City Clerk  
c/o Committee of Adjustment  
2141 Major Mackenzie Drive, 1<sup>st</sup> Floor  
Vaughan ON L6A 1T1

**RE: CONSENT APPLICATION - 10651 KEELE STREET, VAUGHAN**  
**OUR FILE: 16257AX**

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On behalf of our client, Dymon Storage (GTA) Corporation (hereinafter referred to as the "Owner"), we are pleased to submit this planning justification letter for Consent on the lands municipally addressed as 10651 Keele Street in the City of Vaughan (hereinafter referred to as the "Subject Lands"). The purpose of the Consent application is to sever the Subject Lands into two properties and facilitate the construction of a Dymon Storage facility on the retained lands. In support of this request, please find enclosed the following:

- One (1) PDF copy of the Planning Evaluation Letter;
- One (1) PDF copy of the Tree Declaration Form;
- One (1) PDF copy of the Authorization Form;
- One (1) PDF copy of the Authorization Statements;
- One (1) PDF copy of the Draft Reference Plan;
- One (1) PDF copy of the Preliminary Grading and Servicing Plan; and
- One (1) PDF copy of the Consent Sketch.

## **PROPOSAL**

The Subject Lands occupy a total lot area of approximately 22,151 square metres (5.48 acres), with approximately 164.34 m of frontage along Keele Street and a lot depth of 139 m. The Subject Lands are located along the east side of Keele Street. The Subject Lands consist of an existing one-storey commercial building with a vehicular access off of Keele Street. The existing commercial building is proposed to remain.

The proposal is to sever the Subject Lands to create two lots and a servicing and access easement. The Consent Sketch and Draft Reference Plan included with this application illustrate the proposed consent configuration. The Retained Lands (Part 2 on the Draft Reference Plan) will have an area of 2.47 ac, and 81.62 m of frontage, and the Severed Lands (Part 4) will have a total area of 2.95 ac and 81.72 m of frontage. A Servicing and Access Easement (Part 3) is proposed over Part 2 in favour of Part 4. The existing easement (Part 1) is to remain as part of the Retained Lands.

We believe that the request for consent meets the criteria of Section 51(24) of the *Planning Act*.

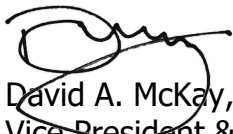
**SUMMARY**

The proposed consent would maintain the general pattern of the existing lotting fabric within the block. In conclusion, we believe the requested applications to consent to sever is appropriate, represents good planning and is in the public interest.

We trust that the enclosed documents are sufficient for your review. Should you require any further information, please do not hesitate to call.

Yours truly,

**MHBC**



David A. McKay, BES, MSc, MLAI, MCIP, RPP  
Vice President & Partner



Maire Stea, BES  
Intermediate Planner



PLANNING  
URBAN DESIGN  
& LANDSCAPE  
ARCHITECTURE

**RECEIVED**

By Christine Vigneault at 12:23 pm, Jun 21, 2023

May 16, 2023

**Christine Vigneault**

Office of the City Clerk  
c/o Committee of Adjustment  
2141 Major Mackenzie Drive, 1<sup>st</sup> Floor  
Vaughan ON L6A 1T1

Dear Ms. Vigneault:

**RE: PLANNING EVALUATION IN SUPPORT OF CONSENT APPLICATION  
10651 KEELE STREET, VAUGHAN  
OUR FILE: 16257AX**

We are pleased to submit this planning evaluation for the proposed consent application on the lands municipally addressed as 10651 Keele Street in the City of Vaughan (herein referred to as the "Subject Lands").

The Subject Lands occupy a total lot area of approximately 22,151 square metres (5.48 acres). The Subject Lands have approximately 164.34 m of frontage along Keele Street and a lot depth of 139 m.

**PROPOSAL DESCRIPTION**

The purpose of the Consent application is to seek approval to sever the Subject Lands into two parcels. The lands to be severed consist of a northerly portion and a southerly portion of the Subject Lands.

	<b>Retained Parcel (Parts 1, 2 and 3)</b>	<b>Severed Parcel (Part 4)</b>
<b>Lot Area</b>	+/- 10,230 m <sup>2</sup>	+/- 11,923 m <sup>2</sup>
<b>Lot Frontage</b>	+/- 81.62 m	+/- 81.72 m
<b>Lot Depth</b>	+/- 118.99 m	+/- 160.32 m

In addition, the application will create an easement for the purpose of the vehicular access as follows:

<b>Easement Description</b>	<b>Over Retained Parcel (Parts 1, 2 and 3)</b>
<b>Vehicle Access</b>	Part 3 in favour of Severed Parcel

## **CONSENT EVALUATION**

As per the Section 51(24) of the Planning Act, a consent application shall have regard for on the following criteria amongst others:

1. Conformity with the Official Plan and compatibility with adjacent land use;
2. Compliance with the local Zoning By-laws;
3. Suitability of land for the proposed purpose, including the dimensions and shape of the proposed lot(s) being created; and
4. Adequacy of vehicular access, water supply, sewage disposal.
5. Association with Site Plan Control.

The proposed severance meets the above criteria in the following manner:

### **1. Conformity with the Official Plan and compatibility with adjacent land use**

The Subject Lands are designated "Employment Area" and "Employment Commercial Mixed-Use Special Policy Area" in the City of Vaughan Official Plan (the "City OP") and through Maple Industrial Area Specific Policy 12.14. Policy 10.1.2.41 notes that "a consent(s) shall not be granted for uses that are inconsistent with this Plan". While the land use designation "Employment Commercial Mixed-Use Special Policy Area" does not permit the existing industrial uses, it is considered legal non-conforming as an existing use.

The proposed severance applications meets the general intent of Policy 10.1.2.42 of the City OP, which outlines:

*That a consent(s) to sever land in the Urban Area, including the lands designated as Oak Ridges Moraine Settlement Area on Schedule 4, will be considered for the purposes of infilling in an existing Urban Area, but shall not extend the existing Urban Area. Such consent(s) in the Urban Area will be subject to the following:*

- a. infilling which economizes the use of urban land without disturbing the existing pattern of development or perpetuating an undesirable pattern of development or prejudicing the layout of future development shall be considered acceptable;*
- b. where a parcel of land is located within an existing settlement or designated by the Official Plan for development, and the size of the parcel is large and it is apparent that an application for a severance could be a forerunner of other similar applications on the original parcel, such individual severances from that parcel shall not be permitted but may be considered through an application for a Plan of Subdivision; and*

- c. where existing developed lots have the potential for redevelopment on a more comprehensive scale, a proposed severance(s) which might block potential points of access or further fragment ownership of these lands, shall not be approved unless such severance is determined to be appropriate following a Council approved comprehensive study of the area such as through a Secondary Plan or Block Plan process.*

The proposed severance maintains and is compatible with the pattern of development along the east side of Keele Street and does not preclude the layout of future development on the lands. The proposed severance does not, in our opinion, have potential for redevelopment for a more comprehensive scale due to the existing land uses and lot size.

Further, Policy 10.1.2.47 outlines: *That in addition to matters under the Planning Act, the Committee of Adjustment, in determining whether a consent is to be granted, shall have regard for the following matters in consultation with the appropriate departments and agencies:*

- a. Compatibility of the proposed size, shape and use of the lot with:*
- i. the local pattern of lots, streets and blocks;*
  - ii. the size and configuration of existing lots;* *iii. the building type of nearby properties;*
  - iii. the heights and scale of nearby properties;*
  - iv. the setback of buildings from the street;*
  - v. the pattern of rear and side-yard setbacks; and*
  - vi. conservation and enhancement of heritage buildings, heritage districts and cultural heritage landscapes.*

**RESPONSE:**

The proposed size and shape of the lot is compatible with the existing lotting pattern along the east side of Keele Street. The use of the lot will remain as an industrial use within an Employment Area, similar to the existing uses, height, and setbacks along the east side of Keele Street. There are no heritage buildings on site.

- b. Access:*
- i. consent to sever a lot shall be permitted only when both the lot severed and the remaining parcel front on an existing assumed public highway or street, or upon a dedicated public road allowance upon which the applicant is constructing a road pursuant to an Agreement with the City. Valley lands acquired for conservation purposes by the Toronto and Region Conservation Authority are exempt from these access requirements;*
  - ii. if the proposed lot or remaining parcel has frontage on a Provincial Highway, any consent shall be subject to the requirements of the Ministry of Transportation. If the proposed lot or remaining parcel has frontage on a Regional or City road, any consent shall be subject to the requirements of appropriate Regional or City authorities. Consent shall be conditional on the dedication of required road widenings, free of all costs and encumbrances, approval of access driveway locations or other requirements, to the satisfaction of the appropriate authorities;*



- iii. *creation of lots fronting on designated arterial streets shall be discouraged, as granting of an entrance permit to serve a new lot provides another point of conflict with the smooth flow of traffic for which the road is designed, particularly in areas where strip development already poses traffic problems;*
- iv. *a daylighting triangle at intersections may be required to be dedicated in order to improve visibility for traffic movement to the satisfaction of the City and York Region; and*
- v. *a reserve may be required to be deeded to York Region or the City if requested by the Regional or City Engineer, as a means of controlling access.*

**RESPONSE:**

The proposed lots will front onto Keele Street, a Regional arterial roadway. The proposed severance includes an access easement for vehicular access over Part 3 in favour of the Severed Parcel. This shared access will limit points of conflict along Keele Street.

*c. Servicing:*

- i. *all proposed lots shall be serviced by either a public water supply or other adequate supply of potable water, and either a connection to a public sanitary sewer system or provision for other sanitary waste treatment facility on the site appropriate to the proposed use, approved by the City. Where a proposed lot is located in an area serviced by a municipal water system and/ or sanitary sewer, the Committee of Adjustment shall obtain confirmation from the appropriate City and/or Regional authority that servicing capacity can be allocated to the proposed lot without straining the capacity of the present system or jeopardizing anticipated development by Plan of Subdivision; and*
- ii. *where a consent has been applied for to create a lot which is dependent upon an individual water supply, approval shall be conditional upon the City and or Region, as appropriate, being satisfied that an adequate potable water supply can be made available, and that the location of the well in relation to the septic tank is acceptable. The City and or Region, as appropriate, may require a hydrology report from a qualified professional engineer in regard to the adequacy of the potable water supply without adversely affecting either the quantity or quality of adjacent potable water supplies.*

**RESPONSE:**

The proposed lots will be serviced by a public water supply and connect to the public sanitary sewer system.

*d. Conservation:*

- i. *the Toronto and Region Conservation Authority shall be consulted in respect of applications for consent which are subject to flooding, wind or water erosion, or characterized by steep slopes, groundwater recharge, valuable wildlife or fish habitat, mature tree stands and areas of high aggregate potential.*

**RESPONSE:**

The Subject Lands are not located within the Toronto and Region Conservation Authority Regulated Area or available floodplain mapping.

*e. Financial Implications:*

- i. creation of lots shall not be permitted where capital expenditures by a public authority would be required for the extension of any major service or facility.*

**RESPONSE:**

No extension of any major service or facility is required for the proposed severance.

In conclusion, we are of the opinion that the proposed severance conforms to consent policies of the Official Plan.

**2. Compliance with the local Zoning By-laws**

The Subject Lands are zoned for employment purposes and the proposed consent requests do not create any zoning deficiencies.

**3. Suitability of land for the proposed purpose, including the dimensions and shape of the proposed lot(s) being created**

The severance of the lands is suitable for employment purposes, with the dimensions and shape of the lot being created being appropriate thereto.

**4. Adequacy of vehicular access, water supply, sewage disposal.**

Both lots will be adequately serviced by municipal infrastructure post-severance. A Preliminary Grading and Servicing Plan has been prepared and provided for this submission. An access easement will be provided for over the retained lands in favour of the severed lands to provide access to Keele Street.

**5. Association with Site Plan Control.**

No Site Plan Control application is required at this time.

In conclusion, we have reviewed the proposed consent against the development criteria of Section 51(24) of Planning Act as well as those of the Official Plan and are of the opinion that the proposed consent requests are appropriate, reasonable and meets the relevant development criteria.


**SUMMARY**

In conclusion, we believe the requested consent application to permit the easement and to sever the property are appropriate and represent good planning. The proposed consents would maintain the general pattern of the existing lotting fabric within an employment area, creating a new lot which is appropriate for its existing use.

If you have any questions, please do not hesitate to contact us.

Thank you.

Yours truly,  
**MHBC**



David A. McKay, MSc, MLAI, MCIP, RPP  
Vice President & Partner



Maire Stea, BES  
Intermediate Planner