

<b>ITEM #: 6.10</b>	<b>COMMITTEE OF ADJUSTMENT REPORT MINOR VARIANCE APPLICATION A117/22 43 Donisi Avenue, Thornhill</b>
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**COA REPORT SUMMARY**

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

*\*Please see **Schedule B** of this report for a copy of Staff and Agency correspondence.*

*Additional comments from departments and agencies may be received after the publication of the Staff Report. These comments will be processed as an addendum and posted on the City’s Website.*

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

PUBLIC & APPLICANT CORRESPONDENCE				
<i>*Please see <b>Schedule C</b> of this report for a copy of the public &amp; applicant correspondence listed below.</i>				
The deadline to submit public comments is <b>noon on the last business day prior to the scheduled hearing date.</b>				
Comments and written public submissions received after the publication of this Staff Report will be processed as an addendum and posted on the City’s Website.				
All personal information collected because of this public meeting (including both written and oral submissions) is collected under the authority of the Municipal Act, the Municipal Freedom of Information and Protection of Privacy Act (MFIPPA), the Planning Act and all other relevant legislation, and will be used to assist in deciding on this matter. All personal information (as defined by MFIPPA), including (but not limited to) names, addresses, opinions and comments collected will become property of the City of Vaughan, will be made available for public disclosure (including being posted on the internet) and will be used to assist the Committee of Adjustment and staff to process this application.				
Correspondence Type	Name	Address	Date Received (mm/dd/yyyy)	Summary
None				

PREVIOUS COA DECISIONS ON THE SUBJECT LAND		
<i>*Please see <b>Schedule D</b> for a copy of the Decisions listed below</i>		
File Number	Date of Decision MM/DD/YYYY	Decision Outcome
None		

ADJOURNMENT HISTORY	
* Previous hearing dates where this application was adjourned by the Committee and public notice issued.	
None	



**COMMITTEE OF ADJUSTMENT REPORT**  
**MINOR VARIANCE APPLICATION**  
**A117/22**  
**43 Donisi Avenue, Thornhill**

**FILE MANAGER: Adriana Bozzo, Administrative Coordinator - Committee of Adjustment**

<b>ITEM NUMBER: 6.10</b>	<b>CITY WARD #: 5</b>
<b>APPLICANT:</b>	Lalit Kumar and Sunita Varma
<b>AGENT:</b>	Rely Solution Inc
<b>PROPERTY:</b>	43 Donisi Ave, Thornhill
<b>ZONING DESIGNATION:</b>	See Below
<b>VAUGHAN OFFICIAL PLAN (2010) DESIGNATION:</b>	Vaughan Official Plan 2010 ('VOP 2010'): "Low-Rise Residential"
<b>RELATED DEVELOPMENT APPLICATIONS:</b>	None
<b>PURPOSE OF APPLICATION:</b>	Relief from the Zoning By-law is being requested to permit a proposed secondary suite.

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

**The subject lands are zoned R3 (EN) – Third Density Residential Zone and subject to the provisions of Exception 14.291 under Zoning By-law 001-2021, as amended.**

#	Zoning By-law 01-2021	Variance requested
1	The maximum gross floor area of a secondary suite shall not exceed 45% of the total gross floor area of the principal dwelling. [Section 5.20.7]	To permit the gross floor area of the secondary suite be 45.92% of the total gross floor area of the principal dwelling.
2	The entrance shall not be located closer to the front lot line than the main entrance of the dwelling unit on the abutting lot. [Section 5.20.10.c]	To permit the entrance of the secondary suite closer to the front lot line than the main entrance of the dwelling unit on the abutting lot.
3	An attached private garage shall not be converted to a secondary suite. Notwithstanding this requirement, access to a dwelling unit used as a secondary suite may be provided through an attached private garage provided that all other requirements of this By-law are satisfied. [Section 5.20.9]	To allow access through the garage notwithstanding that all other requirements of this by-law are not satisfied.

**The subject lands are zoned R3 –Residential Zone and subject to the provisions of Exception 9(491) under Zoning By-law 1-88, as amended.**

	Zoning By-law 1-88	Variance requested
4	A Secondary Suite shall not exceed forty-five percent (45%) of the total gross floor area of the Single Family Detached Dwelling, Semi-Detached Dwelling or Street Townhouse Dwelling within which it is located. [Section 4.1.8.v]	To permit the gross floor area of the secondary suite be 45.92% of the total gross floor area of the single family detached dwelling in which it is located.
5	An entrance to a Secondary Suite shall not be located closer to the front lot line than the main entrance of the residential dwelling unit on the abutting lot. [Section 4.1.8. vi. C]	To permit the entrance of the secondary suite closer to the front lot line than the main entrance of the dwelling unit on the abutting lot.
6	A garage attached to the Single Family Detached dwelling, Semi-Detached Dwelling or Street Townhouse Dwelling shall not be converted into a Secondary Suite. [Section 4.1.8. x]	To convert a portion of attached garage as the part of secondary suite (access hallway and stairs).

HEARING INFORMATION
<b>DATE OF MEETING:</b> Thursday, July 7, 2022 <b>TIME:</b> 6:00 p.m. <b>MEETING LOCATION:</b> Vaughan City Hall, Council Chamber, 2141 Major Mackenzie Drive, Vaughan <b>LIVE STREAM LINK:</b> <a href="https://vaughan.ca/LiveCouncil">Vaughan.ca/LiveCouncil</a>
PUBLIC PARTICIPATION
<p>If you would like to speak to the Committee of Adjustment at the meeting, either remotely or in person, please complete the <a href="#">Request to Speak Form</a> and submit to <a href="mailto:cofa@vaughan.ca">cofa@vaughan.ca</a></p> <p>If you would like to submit written comments, please quote file number above and submit by mail or email to:</p> <p><b>Email:</b> <a href="mailto:cofa@vaughan.ca">cofa@vaughan.ca</a></p> <p><b>Mail:</b> City of Vaughan, Office of the City Clerk, Committee of Adjustment, 2141 Major Mackenzie Drive, Vaughan, ON, L6A 1T1</p> <p><b>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.</b></p>

INTRODUCTION
<p>Staff and Agencies act as advisory bodies to the Committee of Adjustment. The comments contained in this report are presented as recommendations to the Committee.</p> <p>Section 45(1) of the Planning Act sets the criteria for authorizing minor variances to the City of Vaughan’s Zoning By-law. Accordingly, review of the application may consider the following:</p> <p>That the general intent and purpose of the by-law will be maintained.  That the general intent and purpose of the official plan will be maintained.  That the requested variance(s) is/are acceptable for the appropriate development of the subject lands.  That the requested variance(s) is/are minor in nature.</p> <p>Public written and oral submissions relating to this application are taken into consideration by the Committee of Adjustment as part of its deliberations and final decision on this matter.</p>

COMMITTEE OF ADJUSTMENT COMMENTS		
Date Public Notice Mailed:	June 22, 2022	
Date Applicant Confirmed Posting of Sign:	June 23. 2022	
Applicant Justification for Variances: *As provided by Applicant in Application Form	Owner wants to build a second dwelling unit to manage his mortgage. To do so we have proposed the entrance to the second unit from the garage as it is an existing condition, and we would like to utilize it. Owner wants to keep the rear yard for his personal use so we cannot go for an option of entrance from the rear yard.	
Adjournment Requests (from staff): *Adjournment requests provided to applicant prior to issuance of public notice	None	
Was a Zoning Review Waiver (ZRW) Form submitted by Applicant:  *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.  *A revised submission may be required to address staff / agency comments received as part of the application review process.  *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.	No	
Adjournment Fees: In accordance with Procedural By-law 069-2019, an Adjournment Fee is applicable to reschedule an application after the issuance of public notice where a request for adjournment has been provided to the applicant prior to the issuance of public notice.  An Adjournment Fee can only be waived in instances where adjournment of an application is requested by the Committee or staff after the issuance of public notice.		
Committee of Adjustment Comments:	None	
Committee of Adjustment Recommended Conditions of Approval:	None	

BUILDING STANDARDS (ZONING) COMMENTS	
**See Schedule B for Building Standards (Zoning) Comments	
Building Standards Recommended Conditions of Approval:	None

DEVELOPMENT PLANNING COMMENTS	
**See Schedule B for Development Planning Comments.	
Development Planning Recommended Conditions of Approval:	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 the variance application A117/22.	
Development Engineering Recommended Conditions of Approval:	None

PARKS, FORESTRY & HORTICULTURE (PFH) COMMENTS	
Parks: No comments Forestry: Forestry has no comment at this time. Horticulture: No comments	
PFH Recommended Conditions of Approval:	Parks: None Forestry: None Horticulture: None

DEVELOPMENT FINANCE COMMENTS	
No comment no concerns	
Development Finance Recommended Conditions of Approval:	None

BY-LAW AND COMPLIANCE, LICENSING AND PERMIT SERVICES COMMENTS	
No comment	
BCLPS Recommended Conditions of Approval:	None

BUILDING INSPECTION (SEPTIC) COMMENTS	
No comment	
Building Inspection Recommended Conditions of Approval:	None

FIRE DEPARTMENT COMMENTS	
No comments, no concerns	
Fire Department Recommended Conditions of Approval:	None

SCHEDULES TO STAFF REPORT	
*See Schedule for list of correspondence	
Schedule A	Drawings & Plans Submitted with the Application
Schedule B	Staff & Agency Comments
Schedule C (if required)	Correspondence (Received from Public & Applicant)
Schedule D (if required)	Previous COA Decisions on the Subject Land

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

SUMMARY OF RECOMMENDED CONDITIONS OF APPROVAL
All conditions of approval, unless otherwise stated, are considered to be incorporated into the approval “if required”. If a condition is no longer required after an approval is final and binding, the condition may be waived by

SUMMARY OF RECOMMENDED CONDITIONS OF APPROVAL		
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
None		

IMPORTANT INFORMATION – PLEASE READ
<p><b>CONDITIONS:</b> 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 (<b>see condition chart above for contact</b>). 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.</p>
<p><b>APPROVALS:</b> Making any changes to your proposal after a decision has been made may impact the validity of the Committee’s decision.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p>
<p><b>DEVELOPMENT CHARGES:</b> 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.</p> <p>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.</p> <p>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</p> <p>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.</p>
<p><b>NOTICE OF DECISION:</b> 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 <b>not</b> receive notice.</p>

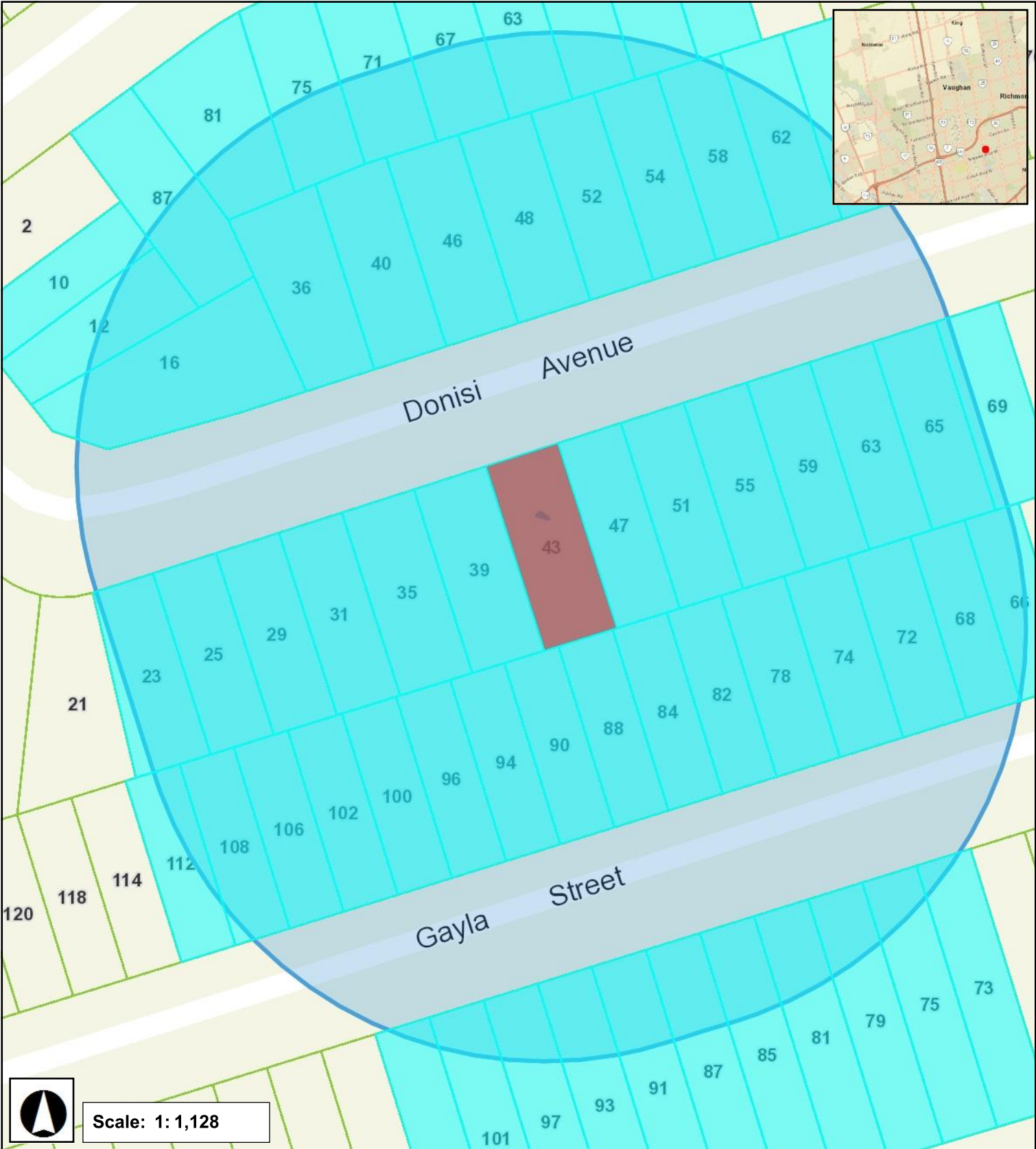
**SCHEDULE A: DRAWINGS & PLANS**





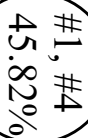
# A117/22 - Notification Map

43 Donisi Avenue, Vaughan



**Steeles Ave**





GENERAL NOTES		
DO NOT SCALE DRAWINGS PROPERTY RIGHTS RETAINED BY: BG CONSTRUCTION DESIGN ANY REPRODUCTION IN WHOLE OR IN PART UNDER THE RULES AND BYLAWS OF THE CORPORATION IS STRICTLY FORBIDDEN. ANY REPRODUCTIONS MUST BE AUTHORIZED BY ALL DRAWINGS ARE IN METRIC SCALE		
SCOPE OF WORK		
PROPOSAL TO CONSTRUCT SECONDARY UNIT WITH BELOW GRADE FROM GARAGE		
THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN, AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER.		
QUALIFICATION INFORMATION REQUIRED UNLESS DESIGN IS EXEMPT UNDER DIV. C3.25.1 OF THE BUILDING CODE		
SHIRYANG TARIKA	106440	
NAME	SIGNATURE	BCIN
<i>Shiryang Tarika</i>		
NO	REVISION / ISSUE	DATE
SITE PLAN		
CITY : VAUGHAN		
43 DONISI AVENUE		
EXISTING DWELLING		
PROJECT	SHEET	
JUNE 2021	A1	
SCALE 3/32"=1'-0"		

SCHEDULE B: STAFF & AGENCY COMMENTS				
DEPT/AGENCY	Circulated	Comments Received	Conditions	Nature of Comments
TRCA *Schedule B	X			No Comments Recieved to Date
Ministry of Transportation (MTO) *Schedule B	X			No Comments Recieved to Date
Region of York *Schedule B	X	X		General Comments
Alectra *Schedule B	X	X		General Comments
Bell Canada *Schedule B	X			No Comments Recieved to Date
YRDSB *Schedule B				
YCDSB *Schedule B				
CN Rail *Schedule B				
CP Rail *Schedule B				
TransCanada Pipeline *Schedule B	X			No Comments Recieved to Date
Metrolinx *Schedule B				
Propane Operator *Schedule B				
Development Planning	X	X		Recommend Approval/no conditions
Building Standards (Zoning)	X	X		General Comments

**To:** Committee of Adjustment  
**From:** Punya Marahatta, Building Standards Department  
**Date:** May 2, 2022  
**Applicant:** Lalit Kumar and Sunita Varma  
**Location:** PLAN 65M2300 Lot 163 municipally known as 43 Donisi Avenue  
**File No.(s):** A117/22

**Zoning Classification:**

The subject lands are zoned R3 (EN) – Third Density Residential Zone and subject to the provisions of Exception 14.291 under Zoning By-law 001-2021, as amended.

#	Zoning By-law 01-2021	Variance requested
1	The maximum gross floor area of a secondary suite shall not exceed 45% of the total gross floor area of the principal dwelling. [Section 5.20.7]	To permit the gross floor area of the secondary suite be 45.92% of the total gross floor area of the principal dwelling.
2	The entrance shall not be located closer to the front lot line than the main entrance of the dwelling unit on the abutting lot. [Section 5.20.10.c]	To permit the entrance of the secondary suite closer to the front lot line than the main entrance of the dwelling unit on the abutting lot.
3	An attached private garage shall not be converted to a secondary suite. Notwithstanding this requirement, access to a dwelling unit used as a secondary suite may be provided through an attached private garage provided that all other requirements of this By-law are satisfied. [Section 5.20.9]	To allow access through the garage notwithstanding that all other requirements of this by-law are not satisfied.

The subject lands are zoned R3 –Residential Zone and subject to the provisions of Exception 9(491) under Zoning By-law 1-88, as amended.

	Zoning By-law 1-88	Variance requested
4	A Secondary Suite shall not exceed forty-five percent (45%) of the total gross floor area of the Single Family Detached Dwelling, Semi-Detached Dwelling or Street Townhouse Dwelling within which it is located. [Section 4.1.8.v]	To permit the gross floor area of the secondary suite be 45.92% of the total gross floor area of the single family detached dwelling in which it is located.
5	An entrance to a Secondary Suite shall not be located closer to the front lot line than the main entrance of the residential dwelling unit on the abutting lot. [Section 4.1.8. vi. C]	To permit the entrance of the secondary suite closer to the front lot line than the main entrance of the dwelling unit on the abutting lot.
6	A garage attached to the Single Family Detached dwelling, Semi-Detached Dwelling or Street Townhouse Dwelling shall not be converted into a Secondary Suite. [Section 4.1.8. x]	To convert a portion of attached garage as the part of secondary suite (access hallway and stairs).

**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 10m2

**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.

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

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

**Date:** June 21, 2022

**Name of Owners:** Lalit Kumar Varma & Sunita Varma

**Location:** 43 Donisi Avenue

**File No.(s):** A117/22

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

1. To permit the gross floor area of the secondary suite be 45.92% of the total gross floor area of the principal dwelling.
2. To permit the entrance of the secondary suite closer to the front lot line than the main entrance of the dwelling unit on the abutting lot.
3. To allow access through the garage notwithstanding that all other requirements of this by-law are not satisfied.

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

1. The maximum gross floor area of a secondary suite shall not exceed 45% of the total gross floor area of the principal dwelling.
2. The entrance shall not be located closer to the front lot line than the main entrance of the dwelling unit on the abutting lot.
3. An attached private garage shall not be converted to a secondary suite. Notwithstanding this requirement, access to a dwelling unit used as a secondary suite may be provided through an attached private garage provided that all other requirements of this By-law are satisfied.

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

4. To permit the gross floor area of the secondary suite be 45.92% of the total gross floor area of the single family detached dwelling in which it is located.
5. To permit the entrance of the secondary suite closer to the front lot line than the main entrance of the dwelling unit on the abutting lot.
6. To convert a portion of attached garage as the part of secondary suite (access hallway and stairs).

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

4. A Secondary Suite shall not exceed forty-five percent (45%) of the total gross floor area of the Single Family Detached Dwelling, Semi-Detached Dwelling or Street Townhouse Dwelling within which it is located.
5. An entrance to a Secondary Suite shall not be located closer to the front lot line than the main entrance of the residential dwelling unit on the abutting lot.
6. A garage attached to the Single Family Detached dwelling, Semi-Detached Dwelling or Street Townhouse Dwelling shall not be converted into a Secondary Suite.

**Official Plan:**

City of Vaughan Official Plan 2010 ('VOP 2010'): "Low-Rise Residential"

**Comments:**

The Owners are requesting permission to permit a Secondary Suite in the basement of a single detached dwelling with the above noted variances.

The Development Planning Department has no objection to Variances 1 and 4 as the 0.92% increase is minor in nature as it is not anticipated to be perceptible from the exterior. By-laws 1-88 and 001-2021 both exclude basements from the total gross floor area ('GFA') calculation. The By-laws define the dwelling's GFA as 210.72 m<sup>2</sup>, which only considers the main and second levels. With the basement included, the total habitable space within the single detached dwelling rises to 307.28 m<sup>2</sup>. The Secondary Suite as per the By-laws would be 45.92% of the area of the main and second levels, but comprise 96.56 m<sup>2</sup> or approximately 31.42% of the dwelling's total habitable space. Development Planning recognizes that the variances are triggered due to the way in

which the By-laws require the GFA to be calculated. If the GFA included the basement level, the Secondary Suite would comply with the area requirements.

The Development Planning Department has no objection to Variances 2 and 5. The entrance to the secondary suite utilizes an existing doorway on the north garage wall. The north garage wall is perpendicular to the front lot line, so the Secondary Suite door would not face the street. No new exterior construction is proposed. The entrance to the Secondary Suite will not have a significant impact to the existing streetscape. The front porch and door leading to the main dwelling unit will continue to be the most visually prominent entrance from the street.

A portion of the garage would be converted into a Secondary Suite access. The converted area would contain a foyer and staircase leading to the dwelling's basement where the balance of the Secondary Suite is proposed. The converted garage area would be part of the Secondary Suite; however, it serves no other function than to provide access to the basement. The minimum required 3 parking spaces will still be maintained on the lot. As such, the Development Planning Department has no objection to Variances 3 and 6.

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.

**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



**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, 03-9), 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)

## Adriana MacPherson

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**Subject:** FW: [External] RE: A117/22 - REQUEST FOR COMMENTS, CITY OF VAUGHAN (43 Donisi Ave, Vaughan)

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**From:** Hurst, Gabrielle <Gabrielle.Hurst@york.ca>

**Sent:** June-09-22 1:33 PM

**To:** Adriana MacPherson <Adriana.MacPherson@vaughan.ca>

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

**Subject:** [External] RE: A117/22 - REQUEST FOR COMMENTS, CITY OF VAUGHAN (43 Donisi Ave, Vaughan)

Good afternoon Adriana,

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

*Gabrielle*

**Gabrielle Hurst MCIP, RPP** | Programs and Process Improvement | Planning and Economic Development | The Regional Municipality of York | 1-877 464 9675 ext 71538 | [gabrielle.hurst@york.ca](mailto:gabrielle.hurst@york.ca) | [www.york.ca](http://www.york.ca)  
rized distribution, disclosure or copying of this message and attachment(s) by anyone other than the recipient is strictly prohibited.

SCHEDULE C: PUBLIC & APPLICANT CORRESPONDENCE

Correspondence Type	Name	Address	Date Received (mm/dd/yyyy)	Summary
None				