

| | |
|---|--|
|  | COMMITTEE OF ADJUSTMENT REPORT SUMMARY MINOR VARIANCE APPLICATION FILE NUMBER A015/22 |
|---|--|

| | |
|--|---|
| AGENDA ITEM NUMBER: 14 | CITY WARD #: 3 |
| APPLICANT: | Dharmendra and Deepa Solanki |
| AGENT: | Ken Varatha |
| PROPERTY: | 17 Montcalm Boulevard, Woodbridge |
| ZONING DESIGNATION: | See below. |
| VAUGHAN OFFICIAL PLAN (2010) DESIGNATION: | Vaughan Official Plan 2010 ('VOP 2010'): "Low-Rise Residential" |
| RELATED DEVELOPMENT APPLICATIONS: | None |
| PURPOSE OF APPLICATION: | Relief from the Zoning By-law is being requested to permit reduced hardscaping to accommodate a proposed basement entrance in the westerly side yard. |

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"/> | |
| Development Planning | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Recommend Approval/No Conditions |
| Development Engineering | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Recommend Approval w/Conditions |
| Parks, Forestry and Horticulture Operations | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | No Comments no concerns |
| By-law & Compliance, Licensing & Permits | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | No Comments Recieved to Date |
| Development Finance | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Recommend Approval/No Conditions |
| Real Estate | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| Fire Department | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | No Comments Recieved to Date |
| AGENCIES | Circulated | Comments Received | Conditions | Nature of Comments |
| TRCA | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | No Comments no concerns |
| Ministry of Transportation (MTO) | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| Region of York | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Recommend Approval/No Conditions |
| Alectra | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Recommend Approval/No Conditions |
| Bell Canada | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| 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 type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| 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 (mm/dd/yyyy) | Summary |
| None. | | | | |

| 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 | |



COMMITTEE OF ADJUSTMENT REPORT MINOR VARIANCE APPLICATION A015/22

| | |
|--|---|
| AGENDA ITEM NUMBER: 14 | A015/22 |
| APPLICANT: | Dharmendra and Deepa Solanki |
| AGENT: | Ken Varatha |
| PROPERTY: | 17 Montcalm Boulevard, Woodbridge |
| ZONING DESIGNATION: | See below. |
| VAUGHAN OFFICIAL PLAN (2010) DESIGNATION: | Vaughan Official Plan 2010 ('VOP 2010'): "Low-Rise Residential" |
| RELATED DEVELOPMENT APPLICATIONS: | None |
| PURPOSE OF APPLICATION: | Relief from the Zoning By-law is being requested to permit reduced hardscaping to accommodate a proposed basement entrance in the westerly side yard. |

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

The subject lands are zoned R3A(EN) and subject to the provisions of Exception 14.693 under Zoning By-law 01-2021.

| # | Zoning By-law 01-2021 | Variance requested |
|---|---|--|
| 1 | A minimum interior side yard setback of 0.6 metres to the proposed hard landscape is required (Section 4.13, By-law 01-2021). | To permit a minimum interior side yard setback of 0.0 metres to the proposed hard landscape. |

The subject lands are zoned RV3 (WS) and subject to the provisions of Exception 9(1024) under Zoning By-law 1-88, as amended.

| Zoning By-law 1-88 | Variance requested |
|--------------------|--------------------|
| None. | |

HEARING INFORMATION

DATE & TIME OF HEARING: March 3, 2022 at 6:00 p.m.

As a result of COVID-19, Vaughan City Hall and all other City facilities are closed to the public at this time.

PUBLIC PARTICIPATION

You can watch a live stream of the hearing at [Vaughan.ca/LiveCouncil](https://vaughan.ca/LiveCouncil)

If you wish to speak to the Committee of Adjustment on an application please complete and submit a [Public Deputation Form](#) to cofa@vaughan.ca **by noon** on the last business day prior to the hearing.

Any person who supports or opposes this application, but is unable to attend the hearing, may make a written submission, together with reasons for support or opposition. Written submissions on an Application must be submitted by **noon** on the last business day **prior** to the day of the scheduled hearing. Written submissions can be emailed to cofa@vaughan.ca

[For more information, please visit the City of Vaughan website.](#)

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:

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.

| INTRODUCTION | |
|--|--|
| 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 | | |
|--|---|--|
| Date Public Notice Mailed: | February 16, 2022 | |
| Date Applicant Confirmed Posting of Sign: | February 14, 2022 | |
| Applicant Justification for Variances: *As provided by Applicant in Application Form | The side yard setback to building itself is 1.271 m, whereas the by-law require another 0.60m setback for the pavers. These dwellings were built minimum side yard setback. | |
| 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: | No | |
| *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. | | |
| 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 | |
|---|------|
| Stop work orders and orders to comply: There are no outstanding Orders on file | |
| A Building Permit has not been issued. The Ontario Building Code requires a building permit for structures that exceed 10m ² | |
| Building Standards Recommended Conditions of Approval: | None |

| DEVELOPMENT PLANNING COMMENTS | |
|--|------|
| **See Schedule C for Development Planning Comments. | |
| Development Planning Recommended Conditions of Approval: | None |

| DEVELOPMENT ENGINEERING COMMENTS | |
|---|------|
| Although the typical required setback for the side yard pavers is 0.6m from the property line, the permeable pavers and 4" diameter weeping tiles proposed by the applicant will facilitate the drainage. | |
| The Development Engineering (DE) Department does not object to variance application A015/22. | |
| Development Engineering Recommended Conditions of Approval: | None |

| PARKS, FORESTRY & HORTICULTURE (PFH) COMMENTS | |
|---|------|
| Forestry has no comments at this time | |
| PFH Recommended Conditions of Approval: | None |

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

| BY-LAW AND COMPLIANCE, LICENSING AND PERMIT SERVICES COMMENTS | |
|---|------|
| No comments received to date. | |
| BCLPS Recommended Conditions of Approval: | None |

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

| FIRE DEPARTMENT COMMENTS | |
|---|------|
| No comments received to date. | |
| Fire Department Recommended Conditions of Approval: | None |

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

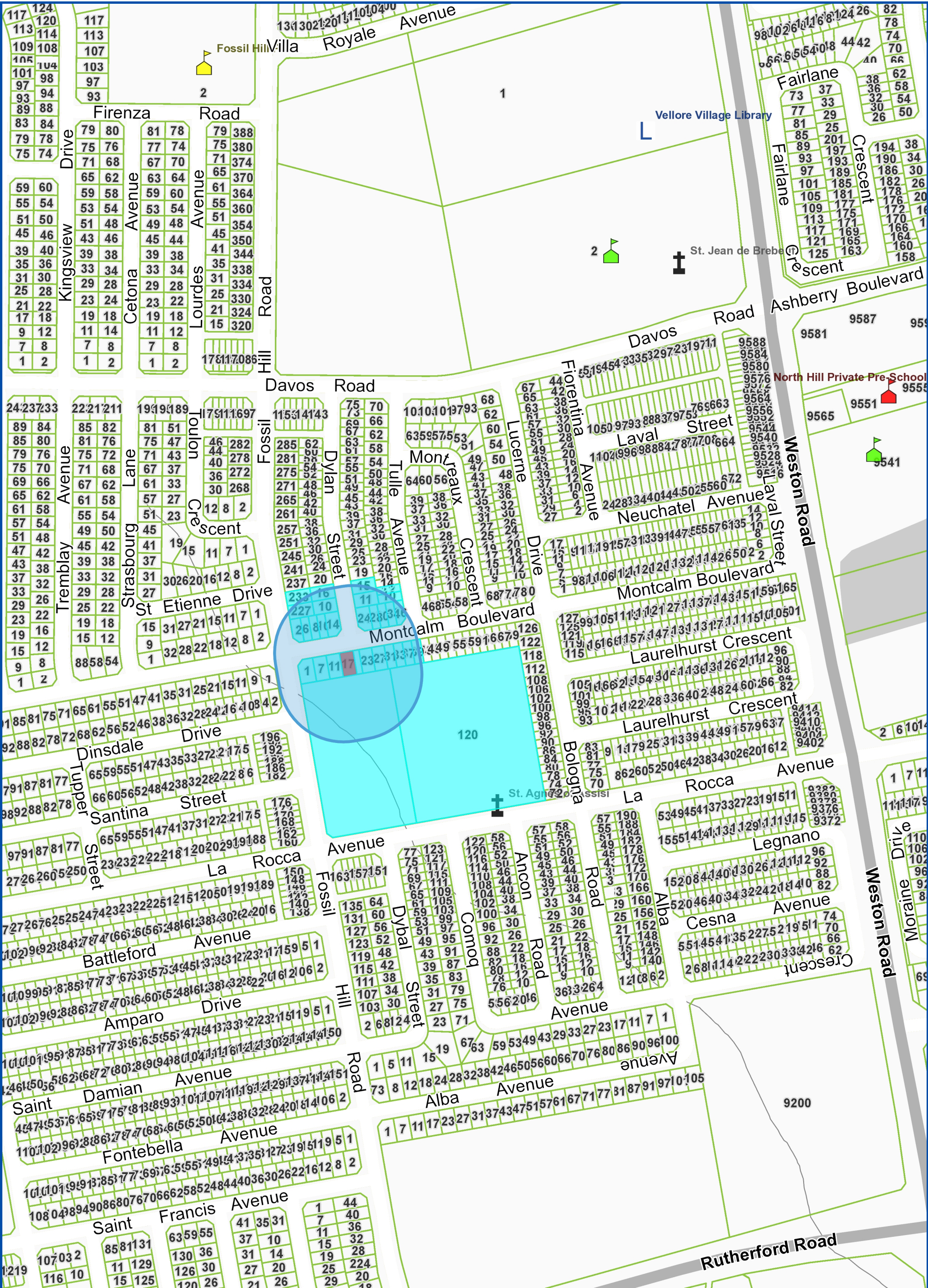
Should the Committee find it appropriate to approve this application in accordance with request and the sketch submitted with the application, as required by Ontario Regulation 200/96, the following conditions have been recommended:

| SUMMARY OF RECOMMENDED CONDITIONS OF APPROVAL | | |
|---|---------------------|--------------------------|
| All conditions of approval, unless otherwise stated, are considered to be incorporated into the approval “if required”. If a condition is no longer required after an approval is final and binding, the condition may be waived by the respective department or agency requesting conditional approval. A condition cannot be waived without written consent from the respective department or agency. | | |
| # | DEPARTMENT / AGENCY | CONDITION(S) DESCRIPTION |
| None. | | |

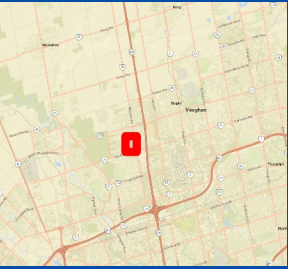
| IMPORTANT INFORMATION – PLEASE READ |
|--|
| CONDITIONS: It is the responsibility of the owner/applicant and/or authorized agent to obtain and provide a clearance letter from respective department and/or agency (see condition chart above for contact). This letter must be provided to the Secretary-Treasurer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

| IMPORTANT INFORMATION – PLEASE READ | |
|---|--|
| <p>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.</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>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.</p> | |

SCHEDULE A: DRAWINGS & PLANS



Map Information:



Title:

17 MONTCALM BOULEVARD, WOODBIDGE

NOTIFICATION MAP - A015/22

Disclaimer:

Every reasonable effort has been made to ensure that the information appearing on this map is accurate and current. We believe the information to be reliable, however the City of Vaughan assumes no responsibility or liability due to errors or omissions. Please report any discrepancies to Infrastructure Programming.



Scale:

1:4,894

0

0.08 km



Created By:

Infrastructure Delivery
Department

January 27, 2022 11:21 AM

Projection:

NAD 83
UTM Zone
17N

Revised

February 10, 2022

A015/22

SITE STATISTICS:

SITE ADDRESS: 17 Montcalm BLVD. VAUGHAN

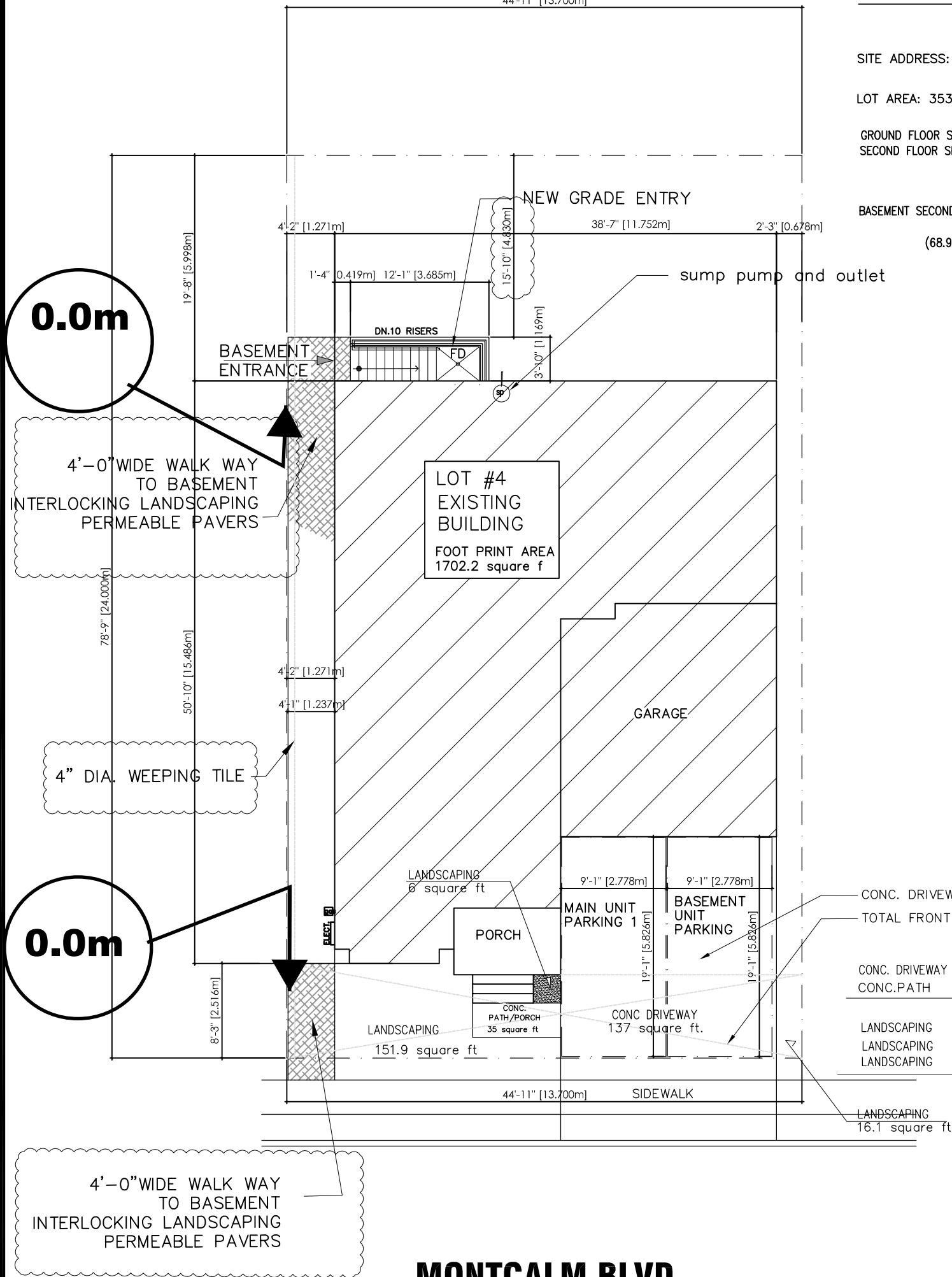
LOT AREA: 3538.9 square ft.= (328.9 SQ.M.)

GROUND FLOOR SPACE : 1317.2 square ft. (122.4 SM)
SECOND FLOOR SPACE : 1580.6 square ft. (146.9 SM)

2,897.8square ft. 269.3SM

BASEMENT SECOND UNIT AREA : 741.7 square ft (68.9 SM)

(68.9 SM)/ 269.3SM 25.5
PERCENT
OF
MAIN
FLOOR
UNIT



MONTCALM BLVD.

SITE PLAN

SCALE: 3/32" =1'-0"

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN, AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE O.B.C. TO BE A DESIGNER

QUALIFICATION INFORMATION:

K.RANAGAVARATHA (B.C.I.N) 26147

REGISTRATION INFORMATION:
VARATHA DESIGN ASSOCIATES (B.C.I.N) 33937

OWNER:
Dharmendra Solanki
Deepa Solanki

DRAWING TITLE:
SITE PLAN

PROJECT:
RENOVATION TO 17 Montcalm BLVD. VAUGHAN

ALL DRAWINGS AND RELATED DOCUMENTS ARE COPYRIGHT PROPERTY OF VARATHA DESIGN ASSOCIATES. AND MUST BE RETURNED UPON REQUEST. REPRODUCTION OF DRAWINGS AND RELATED DOCUMENTS IN PART OR WHOLE IS FORBIDDEN WITHOUT DESIGNER'S CONSENT IN WRITING.

DRAWINGS NOT TO BE SCALED
CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS ON THE SITE AND REPORT ANY DISCREPANCIES OR ERRORS BEFORE COMMENCING ANY PART OF THE WORK

THE DESIGNER HAS NOT BE RETAINED TO CARRY OUT GENERAL REVIEW OF THE WORK AND ASSUMES NO RESPONSIBILITY FOR THE FAILURE OF THE CONTRACTOR OR SUBCONTRACTORS TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS

MYLARS/VELUMS ARE ISSUED TO THE CLIENTS ON THE UNDERSTANDING THAT NO CHANGES ARE TO BE MADE TO THE CONTRACT DOCUMENTS WITHOUT WRITTEN CONSENT OF THE DESIGNER.

| | | | |
|-----|--------------------|-----|-----------|
| 2 | REVISIONS | K.V | FEB10,22 |
| 1 | ISSUED FOR BP | K.V | OCT 25,21 |
| NO. | REVISION/ISSUED TO | BY | DATE |

VARATHA DESIGN ASSOCIATES
Architectural & Engineering Services

Varatha Ken
Architectural Designer
TEL: (416) 284 7945
CELL: (416) 725 2041
TORONTO Ont. email: kvaratha@hotmail.com

| | | |
|-----------------------|------------|-------------------|
| SCALE: 3/32"=1'-0" | CAD FILE : | JOB No.: 21226 |
|-----------------------|------------|-------------------|

| | | |
|--------------------|---------------|---------|
| DATE: OCT 25,21 | DWG NO: A1 | OF 9 |
|--------------------|---------------|---------|

| | | |
|------------------|--------------------|-----------------------------|
| DRAWN BY: K.V | CHECKED BY: K.V | DATE OF PRINT: OCT 25,21 |
|------------------|--------------------|-----------------------------|

SCHEDULE B: DEVELOPMENT PLANNING & AGENCY COMMENTS

| AGENCIES | Circulated | Comments Received | Conditions | Nature of Comments |
|----------------------------------|-------------------------------------|-------------------------------------|--------------------------|----------------------------------|
| TRCA | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | No comment, no concerns |
| Ministry of Transportation (MTO) | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| Region of York | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Recommend Approval/No Conditions |
| Alectra | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Recommend Approval/No Conditions |
| Bell Canada | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| 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 type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| Metrolinx | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| Propane Operator | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| Development Planning | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Recommend Approval/No Conditions |

To: Christine Vigneault, Committee of Adjustment Secretary Treasurer

From: Nancy Tuckett, Director of Development Planning

Date: March 03, 2022

Name of Owner: Dharmendra Solanki and Deepa Solanki

Location: 17 Montcalm Boulevard

File No.(s): A015/22

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

1. To permit a minimum interior side yard setback of 0.0 metres to the proposed hard landscape.

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

1. A minimum interior side yard setback of 0.6 metres to the proposed hard landscape is required (Section 4.13, By-law 01-2021).

Official Plan:

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

Comments:

The Owner is requesting permission to maintain an existing hard landscape walkway to accommodate a proposed basement entrance in the westerly side yard which provides access to a secondary suite.

The Development Planning Department has no objection to Variance 1 as the proposed hard landscape walkway will consist of permeable pavers, which the Development Engineering Department has reviewed and is satisfied that drainage along the side yard will be maintained. The hard landscape walkway facilitates the required 1.2 m clear path to the basement entrance for a secondary suite.

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

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:

Joshua Cipolletta, Planner I

Chris Cosentino, Senior Planner

COMMENTS:

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

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

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

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

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

References:

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

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

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

E-mail: stephen.cranley@alectrautilities.com

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

Email: Mitchell.Penner@alectrautilities.com

Lenore Providence

Subject: FW: [External] RE: Request for Comments: A015/22 (17 Montcalm Boulevard, Woodbridge)

From: York Plan <yorkplan@trca.ca>

Sent: February-04-22 8:09 AM

To: Lenore Providence <Lenore.Providence@vaughan.ca>

Cc: Hamedeh Razavi <Hamedeh.Razavi@trca.ca>

Subject: [External] RE: Request for Comments: A015/22 (17 Montcalm Boulevard, Woodbridge)

TRCA wishes to confirm that it has **no interests or concerns with the above noted application.**

Based on a review of our available mapping, the subject property is not within TRCA's Regulated Area. As such, a permit from TRCA pursuant to Ontario Regulation 166/06 would not be required for any development or site alteration on the property.

Although the site is located within the Well Head Protection Area for Quantity control (WHPA-Q2) per the Source Protection Plan, no water balance would be required recognizing this requirement would have been addressed through the subdivision approvals process.

Should further clarification be required, please contact the undersigned at your convenience.

Mark Howard, BES, MLA, MCIP, RPP

Senior Planner – Vaughan Review Area

Development Planning and Permits | Development and Engineering Services

Toronto and Region Conservation Authority (TRCA)

T: [\(416\) 661-6600](tel:4166616600) ext 5269

E: mark.howard@trca.ca

A: [101 Exchange Avenue, Vaughan, ON, L4K 5R6](https://www.trca.ca/101-Exchange-Avenue-Vaughan-ON-L4K-5R6) | [trca.ca](https://www.trca.ca)



Lenore Providence

Subject: FW: [External] RE: Request for Comments: A015/22 (17 Montcalm Boulevard, Woodbridge)

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

Sent: February-09-22 1:28 PM

To: Lenore Providence <Lenore.Providence@vaughan.ca>

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

Subject: [External] RE: Request for Comments: A015/22 (17 Montcalm Boulevard, Woodbridge)

Good afternoon Lenore,

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

Gabrielle

Gabrielle Hurst mcip rpp | Community Planning and Development Services | The Regional Municipality of York | 1-877 464 9675 ext 71538 | gabrielle.hurst@york.ca | www.york.ca

SCHEDULE C: PUBLIC & APPLICANT CORRESPONDENCE

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