

ITEM #: 6.14	REPORT SUMMARY CONSENT APPLICATION FILE NUMBER B002/24
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Report Date: March 8, 2024

**THIS REPORT CONTAINS COMMENTS FROM THE FOLLOWING
DEPARTMENTS & AGENCIES (SEE SCHEDULE B):**

Additional comments from departments and agencies received after the publication of the report will be made available on the City's [website](#).

Internal Departments <small>*Comments Received</small>	Conditions Required		Nature of Comments
Committee of Adjustment	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	General Comments
Building Standards (Zoning) *See Schedule B	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	General Comments
Development Planning	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Application Under Review
Development Engineering	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Application Under Review
Forestry	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	General Comments w/Conditions

External Agencies <small>*Comments Received</small>	Conditions Required		Nature of Comments <small>*See Schedule B for full comments</small>
Alectra	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	General Comments
YCDSB	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	General Comments

PUBLIC & APPLICANT CORRESPONDENCE (SEE SCHEDULE C)				
<p>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.</p>				
Correspondence Type	Name	Address	Date Received <small>(mm/dd/yyyy)</small>	Summary
Applicant			02/27/2024	Application Cover Letter

BACKGROUND (SCHEDULE D, IF REQUIRED)	
<p style="text-align: center;"><small>* Background Information contains historical development approvals considered to be related to this file. This information should not be considered comprehensive.</small></p>	
Application No. (City File)	Application Description <small>(i.e. Minor Variance Application; Approved by COA / OLT)</small>
None	None

ADJOURNMENT HISTORY	
<p style="text-align: center;"><small>* Previous hearing dates where this application was adjourned by the Committee and public notice issued.</small></p>	
Hearing Date	Reason for Adjournment (to be obtained from NOD_ADJ)
None	None

SCHEDULES	
Schedule A	Drawings & Plans Submitted with the Application
Schedule B	Comments from Agencies, Building Standards & Development Planning
Schedule C (if required)	Public & Applicant Correspondence
Schedule D (if required)	Background



**REPORT SUMMARY
CONSENT APPLICATION
FILE NUMBER B002/24**

CITY WARD #:	5
APPLICANT:	2022573 Ontario Inc.
AGENT:	Cityzen Development Group (Kristine Zwicker)
PROPERTY:	784 Centre Street, Thornhill
ZONING DESIGNATION:	See below.
VAUGHAN OFFICIAL PLAN (2010) DESIGNATION:	Vaughan Official Plan 2010 ('VOP 2010'): "High-Rise Residential".
RELATED DEVELOPMENT APPLICATIONS:	B001/24, DA.21.041
PURPOSE OF APPLICATION:	<p>Consent is being requested for an easement over Part 1 on the plan submitted with the application (servient land) to permit access to maintain and repair a retaining wall located on the subject land, in favour of the abutting lands to the north municipally known as 777 New Westminster Drive, also described as Part of Lot 6, Concession 2, Described as Parts 1, 3, 4, 5, 6, 7, 8, & 9 on Plan 65R-37034 (dominant land).</p> <p>The proposed easement will facilitate development associated with related Site Plan Application DA.21.041.</p>

HEARING INFORMATION

DATE OF MEETING: Thursday, March 14, 2024
TIME: 6:00 p.m.
MEETING LOCATION: Vaughan City Hall, Woodbridge Room (2nd Floor), 2141 Major Mackenzie Drive
LIVE STREAM LINK: 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

If you would like to submit written comments, please quote file number above and submit by mail or email to:

Email: 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 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.

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:

INTRODUCTION

- ✓ 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

Date Public Notice Mailed:	February 29, 2024
Date Applicant Confirmed Posting of Sign:	February 23, 2024
Was a Zoning Review Waiver (ZRW) Form submitted by Applicant: <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>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
COMMENTS:	
None	
Committee of Adjustment Recommended Conditions of Approval:	None

BUILDING STANDARDS (ZONING)

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

DEVELOPMENT PLANNING

**See Schedule B for Development Planning Comments.	
Development Planning Recommended Conditions of Approval:	TBD

DEVELOPMENT ENGINEERING

Link to Grading Permit Link to Pool Permit Link to Curb Curt Permit Link Culvert Installation	
No comments received to date.	
Development Engineering Recommended Conditions of Approval:	TBD

PARKS, FORESTRY & HORTICULTURE (PFH)

No comments no concerns.	
PFH Recommended Conditions of Approval:	The Applicant, to obtain a tree removal permit from the forestry division.

DEVELOPMENT FINANCE

No comment no concerns.	
Development Finance Recommended Conditions of Approval:	None

BY-LAW AND COMPLIANCE, LICENSING AND PERMIT SERVICES

No comments received to date.	
BCLPS Recommended Conditions of Approval:	None

BUILDING INSPECTION (SEPTIC)

No comments received to date.	
Building Inspection Recommended Conditions of Approval:	None

FIRE DEPARTMENT

No comments received to date.

Fire Department Recommended Conditions of Approval:	None
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RECOMMENDED CONDITIONS OF APPROVAL SUMMARY

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:

#	DEPARTMENT / AGENCY	CONDITION
1	Development Engineering jonal.hall@vaughan.ca	TBD
2	Development Planning Nicholas.delprete@vaughan.ca	TBD
3	Parks, Forestry and Horticulture Operations ryan.cochrane@vaughan.ca	The Applicant, to obtain a tree removal permit from the forestry division.

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.

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.

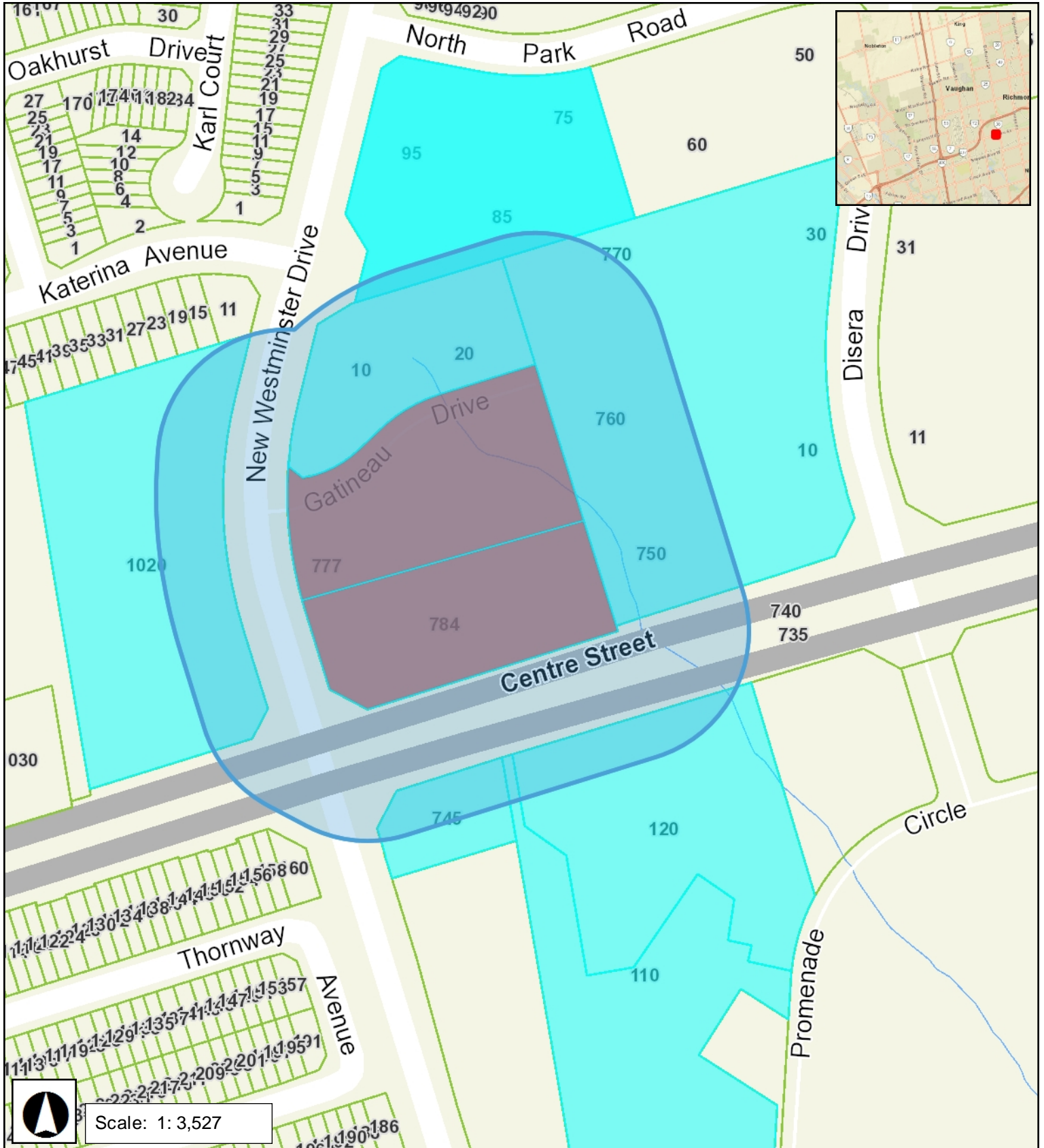
That the payment of the City Development Charge, if required, is payable to the City of Vaughan before issuance of a building permit in accordance with the Development Charges Act and the City's Development Charges By-law in effect at the time of payment.

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



Scale: 1: 3,527

RECEIVED
By RECEIVED at 9:47 am, Mar 06, 2024

REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.

PLAN 65R-

RECEIVED AND DEPOSITED
DATE _____, 2024 DATE _____, 2024
J. EDUARDO LINHARES
ONTARIO LAND SURVEYOR
REPRESENTATIVE FOR LAND REGISTRAR FOR THE LAND TITLES DIVISION OF YORK REGION (N.6.85)

SCHEDULE			
PART	PART OF LOT	CONCESSION	PART OF PIN
1			03261-0314(LT)
2			03261-0314(LT)
3			0.7
4	6	2	03261-0321(LT)
5			11.0
6			16.0
			267.5

PART 1, SUBJECT TO AN EASEMENT AS IN INST. YR698759

STRATA PLAN OF SURVEY OF
**PART OF LOT 6
CONCESSION 2
CITY OF VAUGHAN**
(GEOGRAPHIC TOWNSHIP OF VAUGHAN)
REGIONAL MUNICIPALITY OF YORK

SCALE 1:250
KRCMAR SURVEYORS LTD.

METRIC: DISTANCES SHOWN HEREON ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

BEARING
BEARINGS SHOWN HEREON ARE GRID DERIVED FROM GPS OBSERVATIONS OF OBSERVED REFERENCE POINTS 'A' AND 'B', USING THE LEICA SMARTNET RTK NETWORK, AND ARE REFERRED TO THE 6° UTM COORDINATE SYSTEM, ZONE 17, CENTRAL MERIDIAN 8100° WEST LONGITUDE (NAD 83 (CSRS)2011).

DISTANCES SHOWN HEREON ARE GRID DISTANCES AND CAN BE CONVERTED TO GROUND DISTANCES BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 0.999741.

ELEVATION
ELEVATIONS SHOWN HEREON ARE GEODETIC AND ARE RELATED TO CITY OF VAUGHAN BENCH MARK No. 9-1, HAVING AN ELEVATION OF 199.293 METRES (VERTICAL DATUM: CGVD28-78)

INTEGRATION DATA
6° UTM ZONE 17 COORDINATES
NAD 83 (CSRS)2011 (CENTRAL MERIDIAN 8100° WEST LONGITUDE)
THE UTM COORDINATES LISTED BELOW ARE TO URBAN ACCURACY AND COMPLY WITH SUBSECTION 14(2) OF ONTARIO REGULATION 216/10 FILED UNDER THE SURVEYORS ACT.

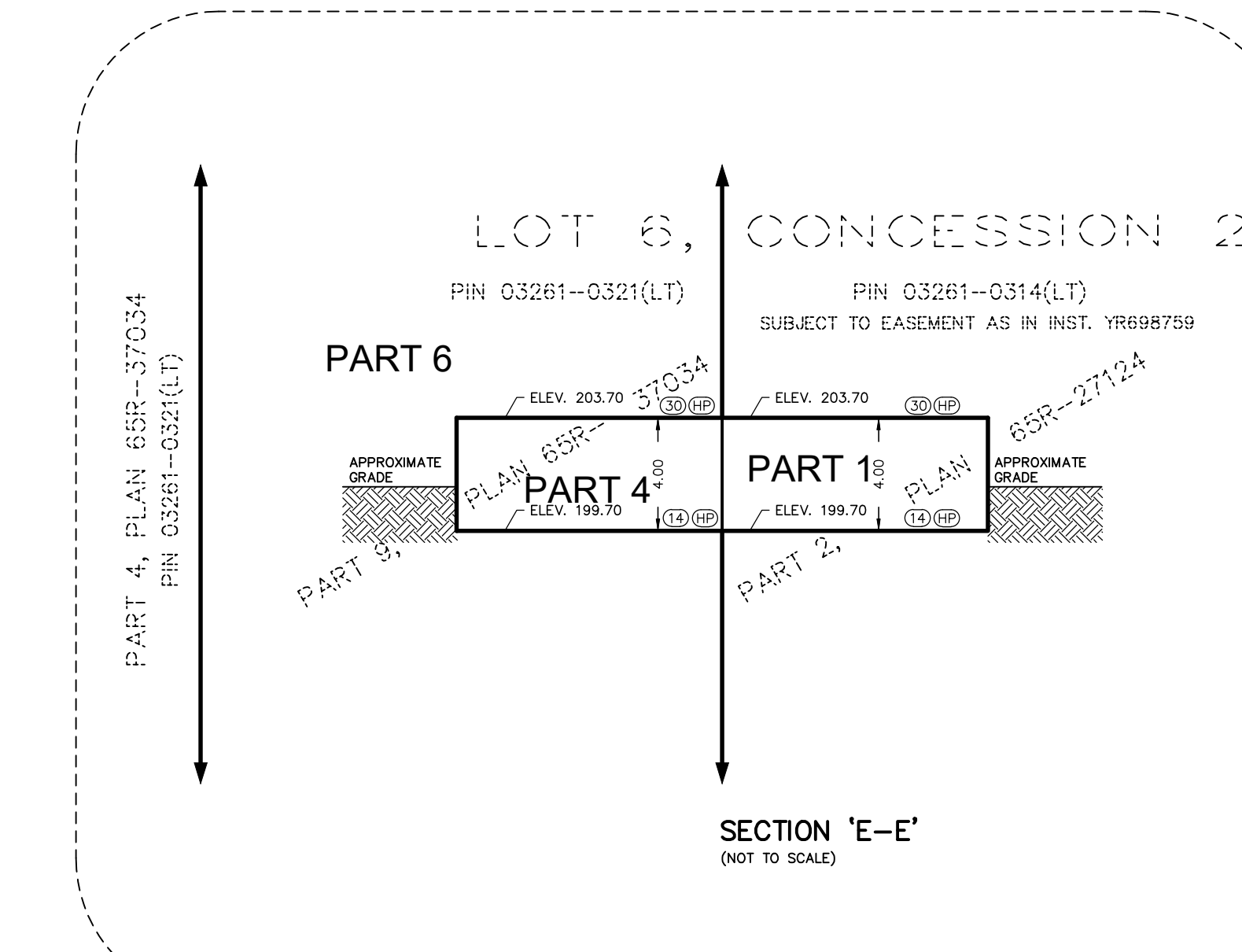
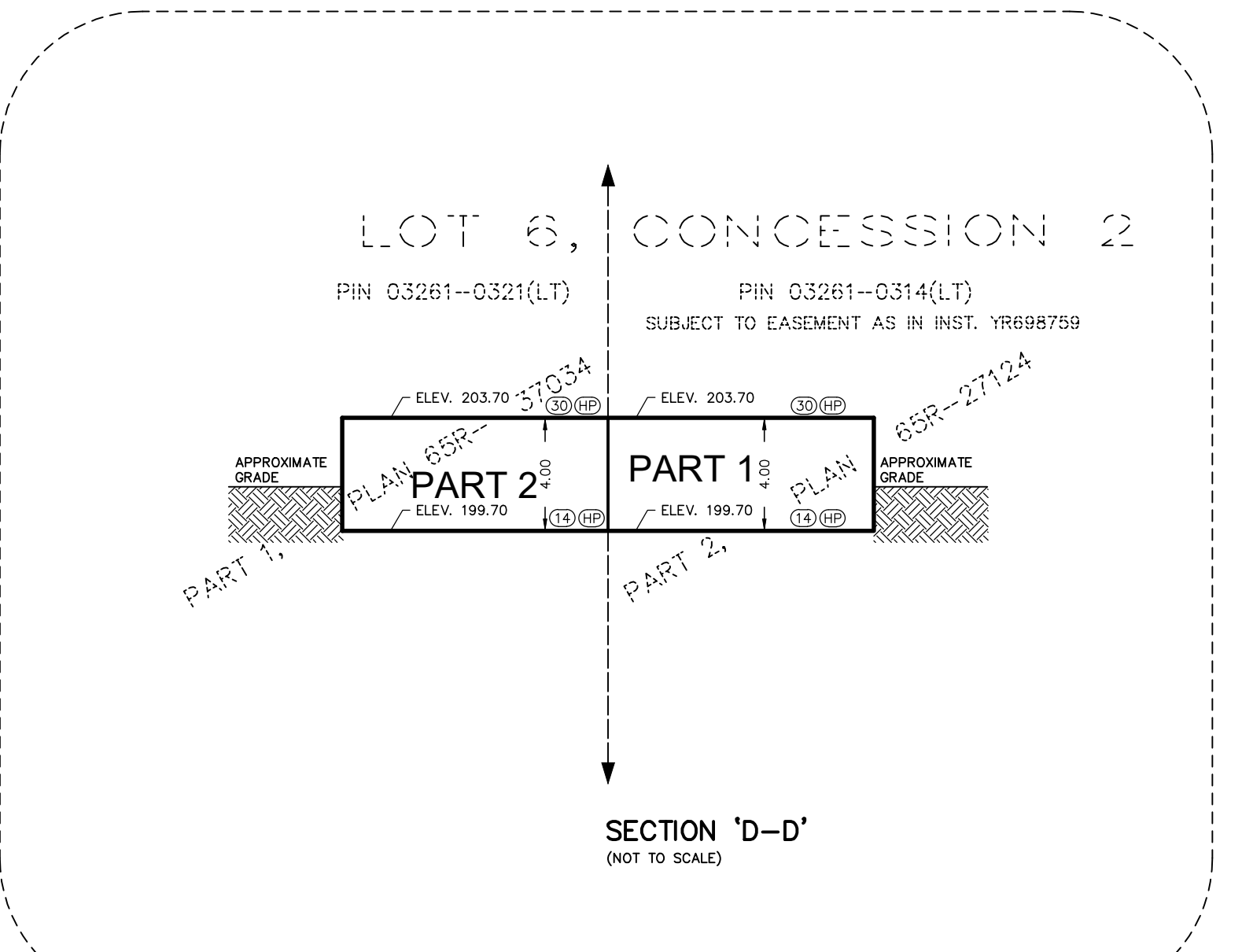
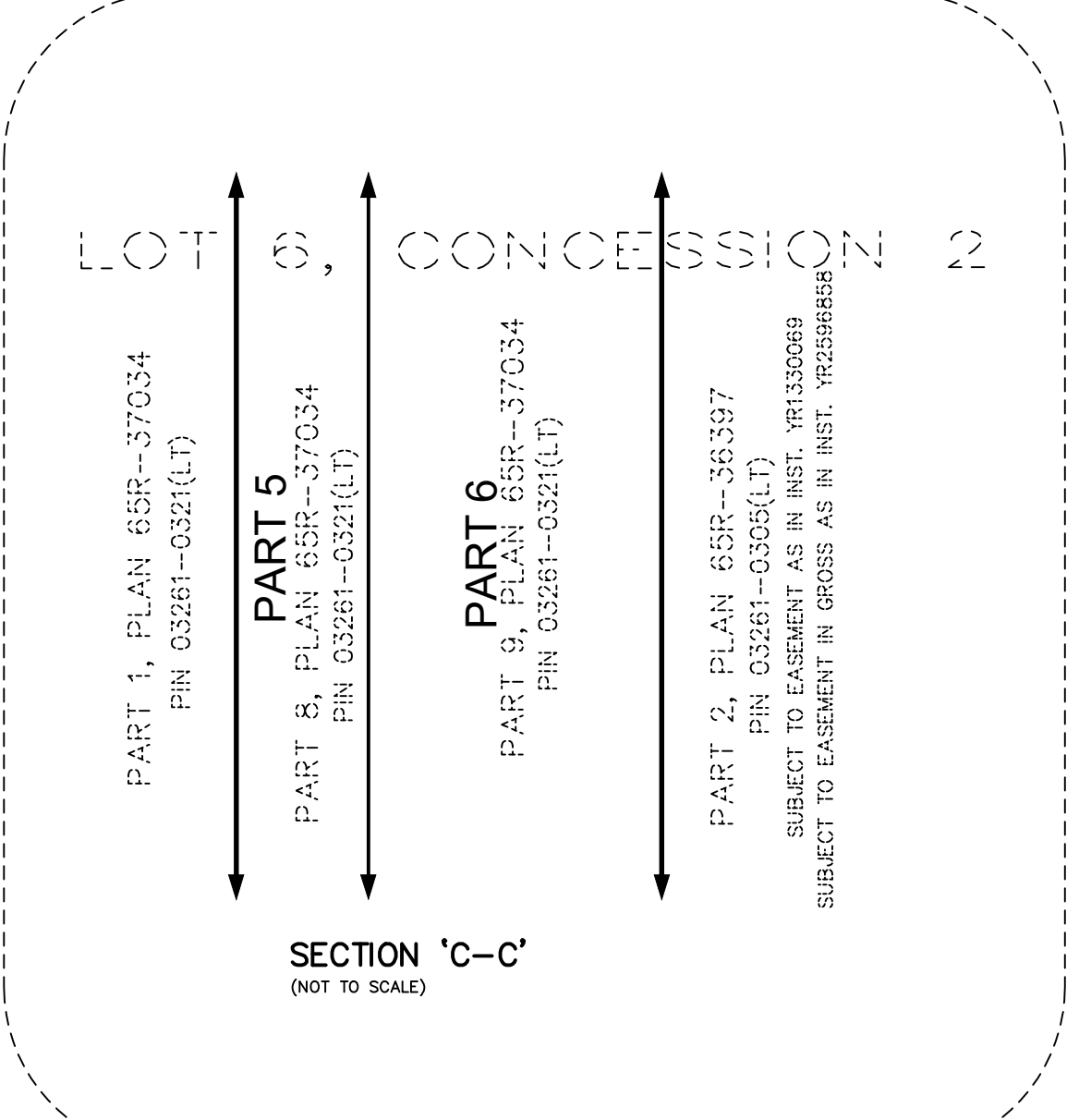
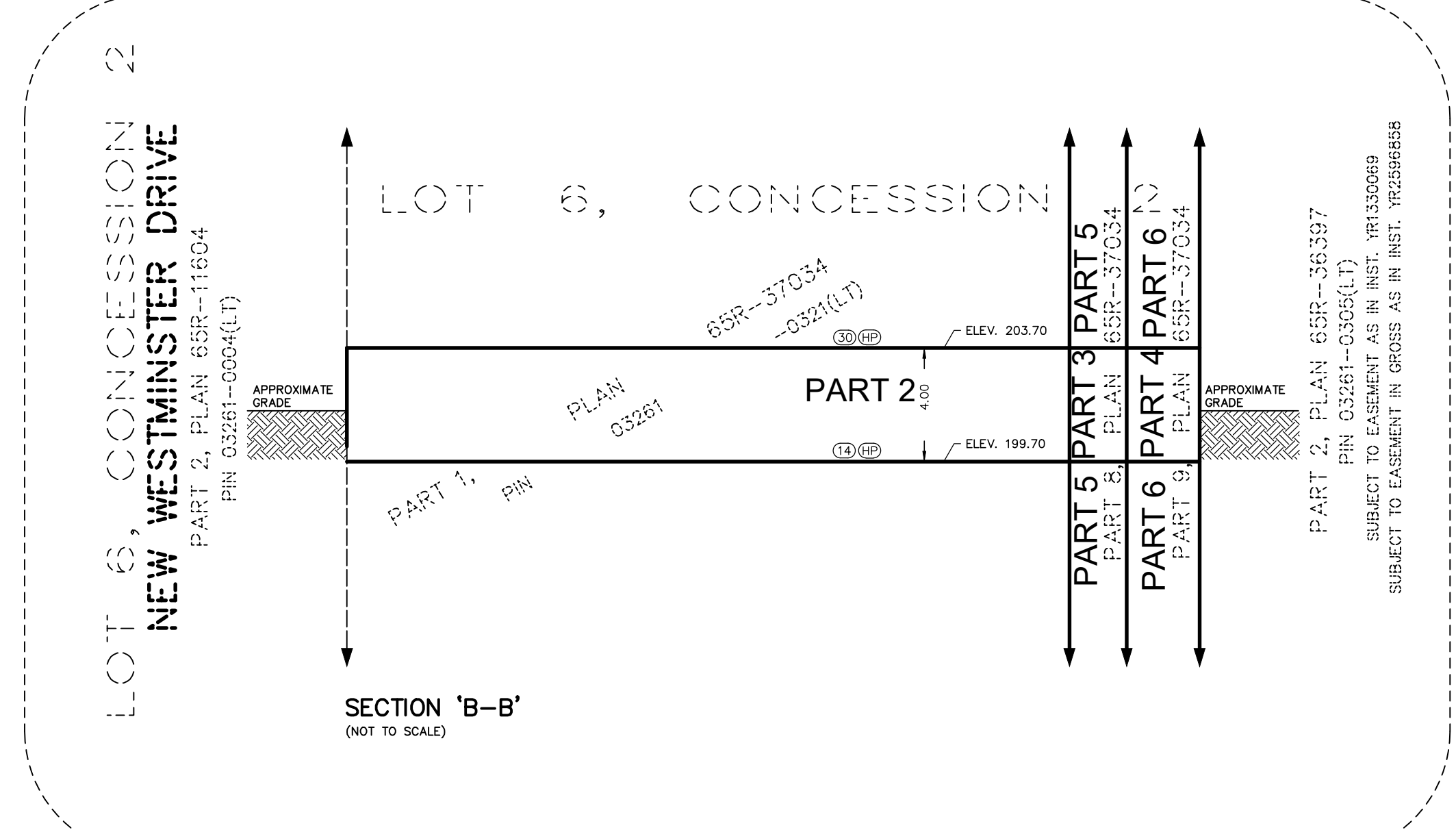
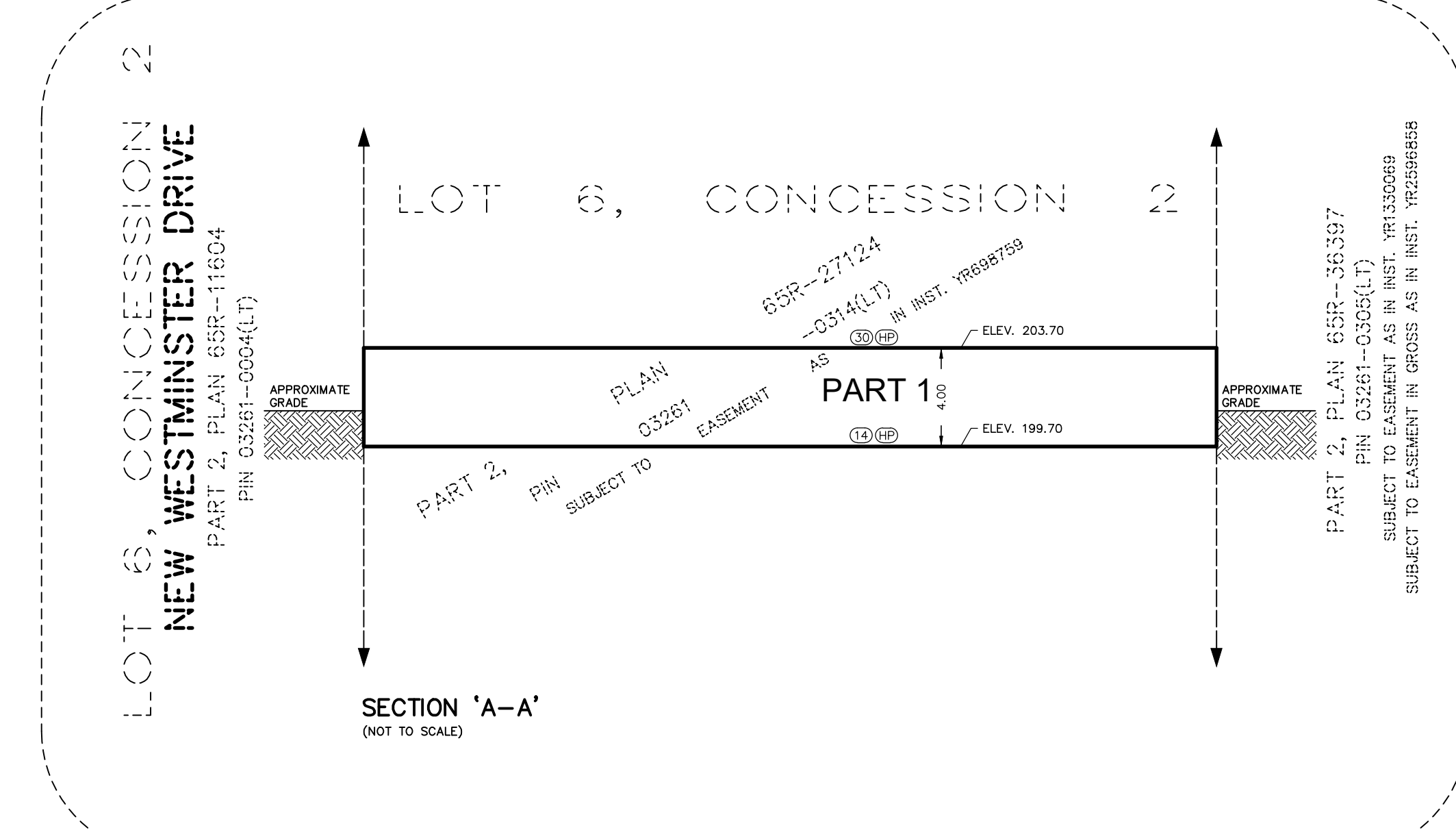
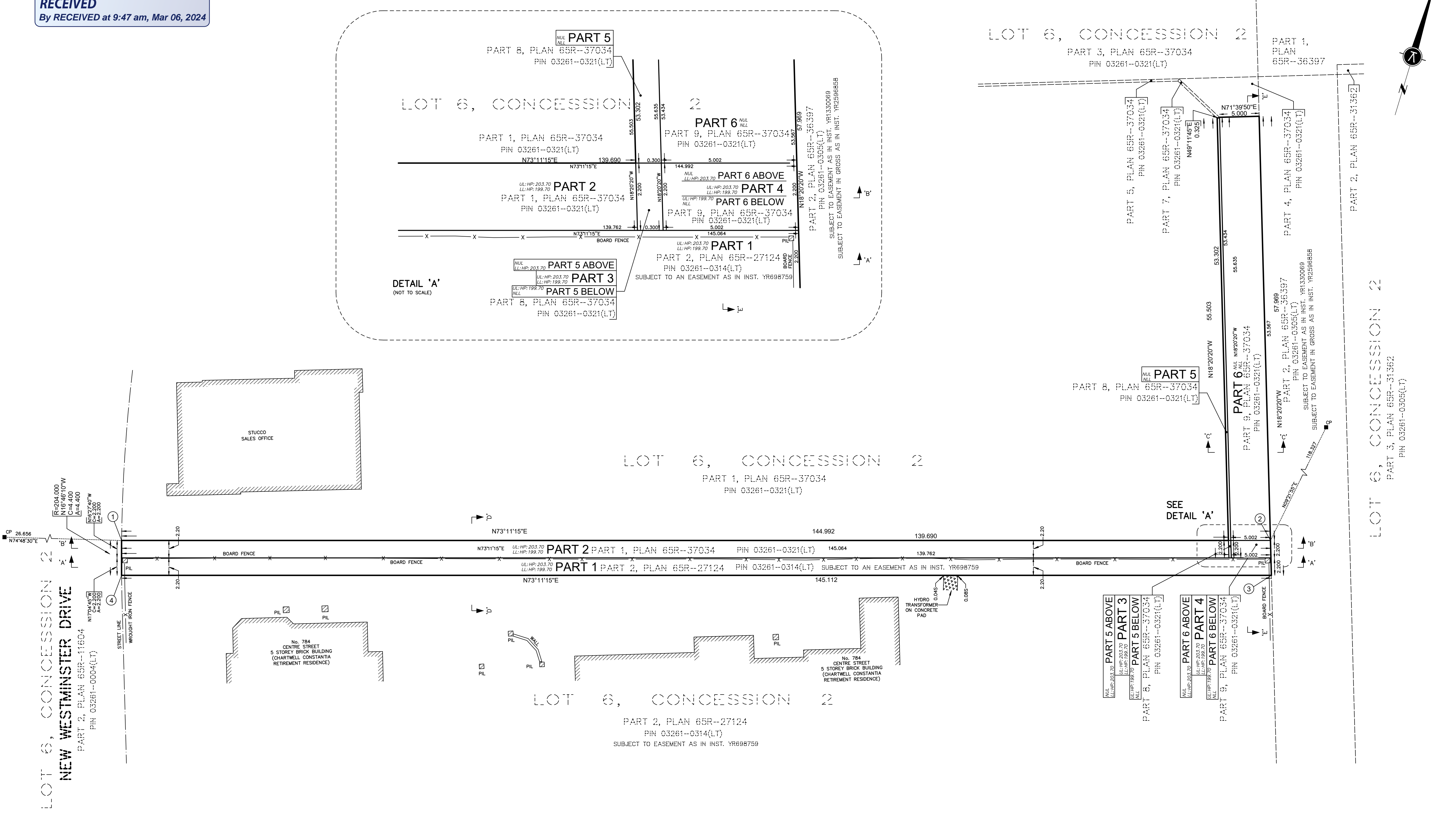
OBSERVED REFERENCE POINTS		
MONUMENT ID.	NORTHING	EASTING
(A) CP	4 852 101.819	624 225.609
(B) CP	4 851 936.190	624 041.883

REFERENCE POINTS		
POINT	NORTHING	EASTING
1	4 851 943.17	624 067.60
2	4 851 985.10	624 206.36
3	4 851 980.92	624 207.74
4	4 851 938.96	624 068.87

COORDINATE VALUES SHOWN ARE FOR GEODETIC INFORMATION SYSTEM INTEGRATION ONLY. COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OF BOUNDARIES SHOWN ON THIS PLAN.

NOTES
ALL FOUND MONUMENTS ARE BY KRCMAR SURVEYORS LTD., O.L.S. UNLESS OTHERWISE NOTED.

- LEGEND**
- DENOTES SURVEY MONUMENT FOUND
 - DENOTES SURVEY MONUMENT PLANTED
 - SB DENOTES STANDARD IRON BAR
 - SSIB DENOTES SHORT STANDARD IRON BAR
 - IB DENOTES IRON BAR
 - CP DENOTES CONCRETE PIN
 - CC DENOTES CUT CROSS
 - (M) DENOTES MEASURED
 - (S) DENOTES SET
 - (OU) DENOTES ORIGIN UNKNOWN
 - (WT) DENOTES WITNESS
 - (P) DENOTES PLAN
 - (F) DENOTES PLAN
 - UL: DENOTES UPPER LIMITATION
 - LL: DENOTES LOWER LIMITATION
 - NUL: DENOTES NO UPPER LIMITATION
 - NLL: DENOTES NO LOWER LIMITATION
 - x' x' DENOTES SEE SECTION X-X
 - ↑ DENOTES NO UPPER LIMITATIONS
 - ↓ DENOTES NO LOWER LIMITATIONS
 - Ⓢ DENOTES A HORIZONTAL PLANE CONTROLLED BY GEODETIC ELEVATION
 - Ⓣ DENOTES THE PLANE CONTROLLED BY GEODETIC ELEVATIONS
 - Ⓤ DENOTES THE PLANE CONTROLLED BY GEODETIC ELEVATIONS SHOWN ON THE PLAN

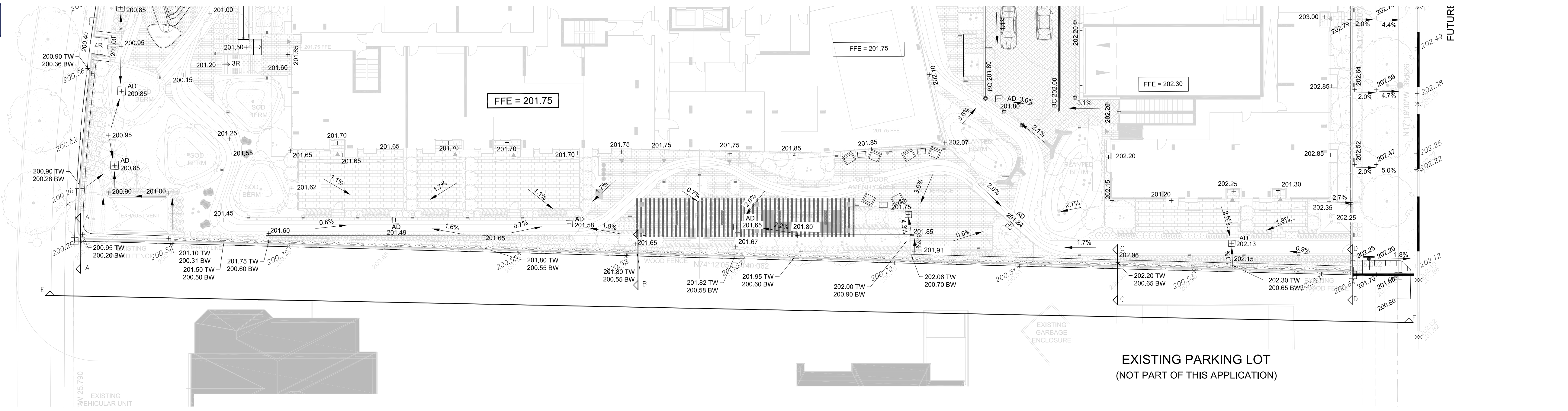


SURVEYOR'S CERTIFICATE
I CERTIFY THAT:
1. THIS SURVEY AND PLAN ARE COMPLETED AND IN ACCORDANCE WITH THE SURVEYORS ACT, THE SURVEYS ACT, AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE _____ DAY OF _____, 2024
DATE _____, 2024
J. EDUARDO LINHARES
ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS PLAN
SUBMISSION FORM NUMBER
MUNICIPAL ADDRESS: No. 154 CENTRE STREET, CITY OF VAUGHAN
FIELD: _____ DRAWN: J.Y. CHECKED: J.E.L. JOB NO: 18-007
DWG NAME: 18-007R001 PLOT INFO: 14-39 05/Mar/2024 WORK ORDER NO: 39040
1137 Centre Street, Thornhill ON L4J 3M6 905.738.0053 F 905.738.9221 www.krcmar.ca
PLAN AVAILABLE AT www.ProtectYourBoundaries.ca



RECEIVED
By Christine Vigneault at 9:53 am, Mar 07, 2024

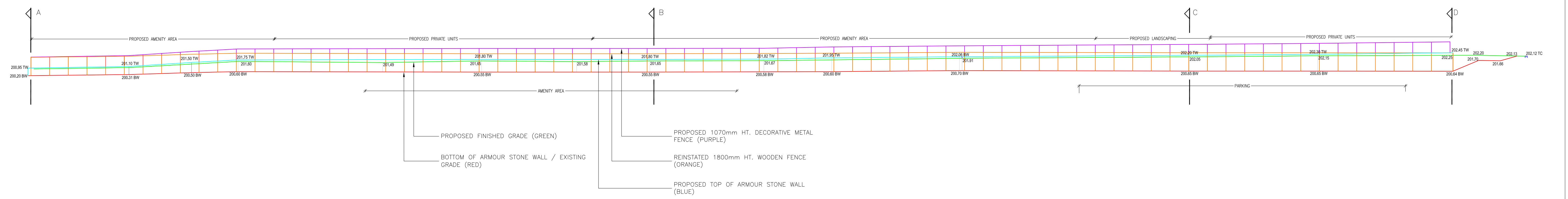


- Legend**
- TC TOP OF CURB
 - BC BOTTOM OF CURB
 - TW TOP OF WALL
 - BW BOTTOM OF WALL
 - TS TOP OF STEP
 - BS BOTTOM OF STEP
 - TSS TOP OF SLAB
 - FG FINISHED GRADE
 - SD DIRECTION OF SURFACE DRAINAGE
 - PA PROPOSED AREA DRAIN
 - PC PROPOSED CATCHBASIN
 - TD PROPOSED TRENCH DRAIN
 - PH PROPOSED HYDRANT
 - SC PROPOSED SIAMESE CONNECTION
 - MH PROPOSED MANHOLE
 - ECB EXISTING CATCH BASIN
 - EMH EXISTING MANHOLE

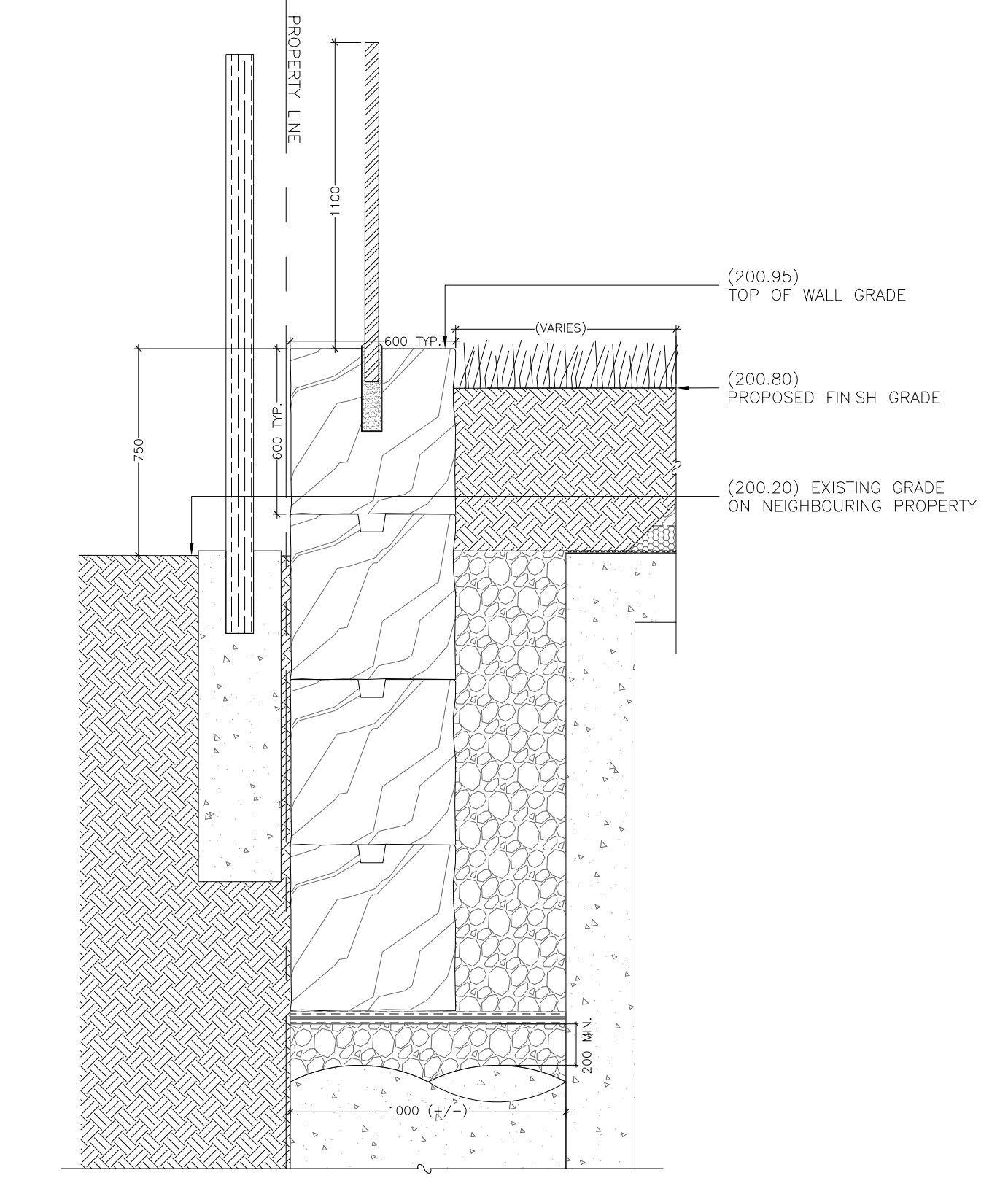
NOTE:

- REFER TO PROPOSED GRADING & SERVICING DRAWINGS PREPARED BY WSP

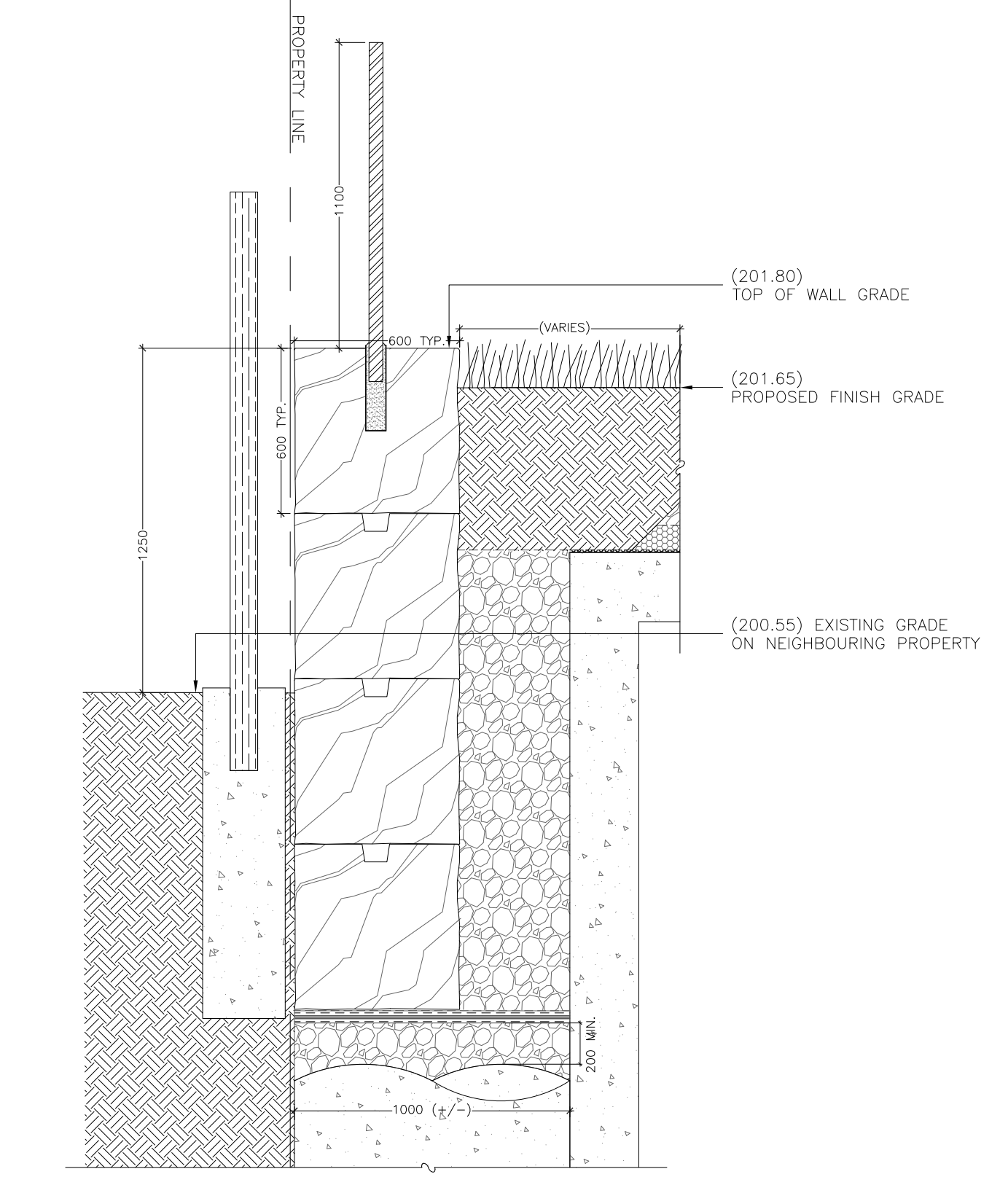
1 Site Plan Scale: 1:250



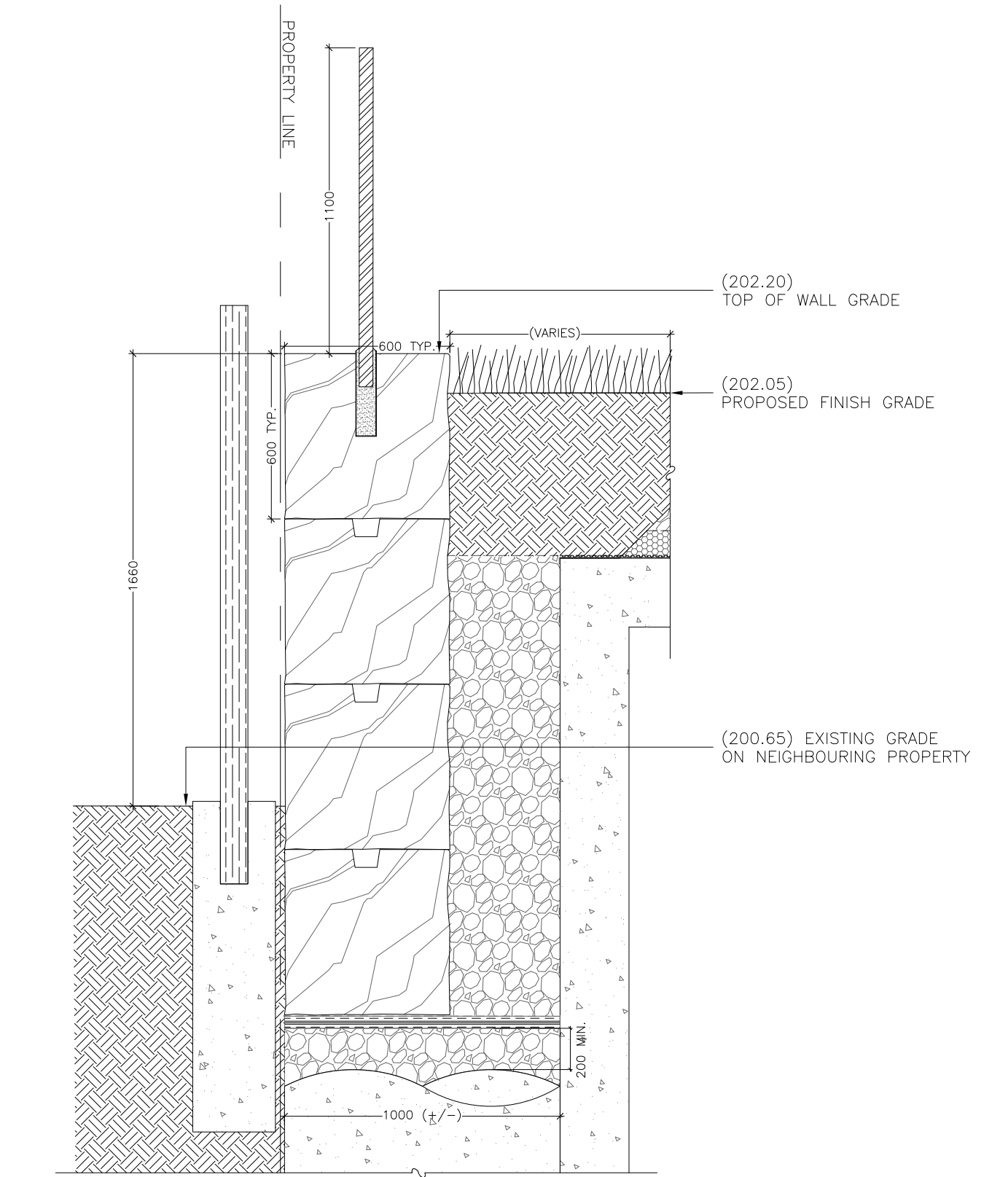
2 South Elevation E Scale: 1:200



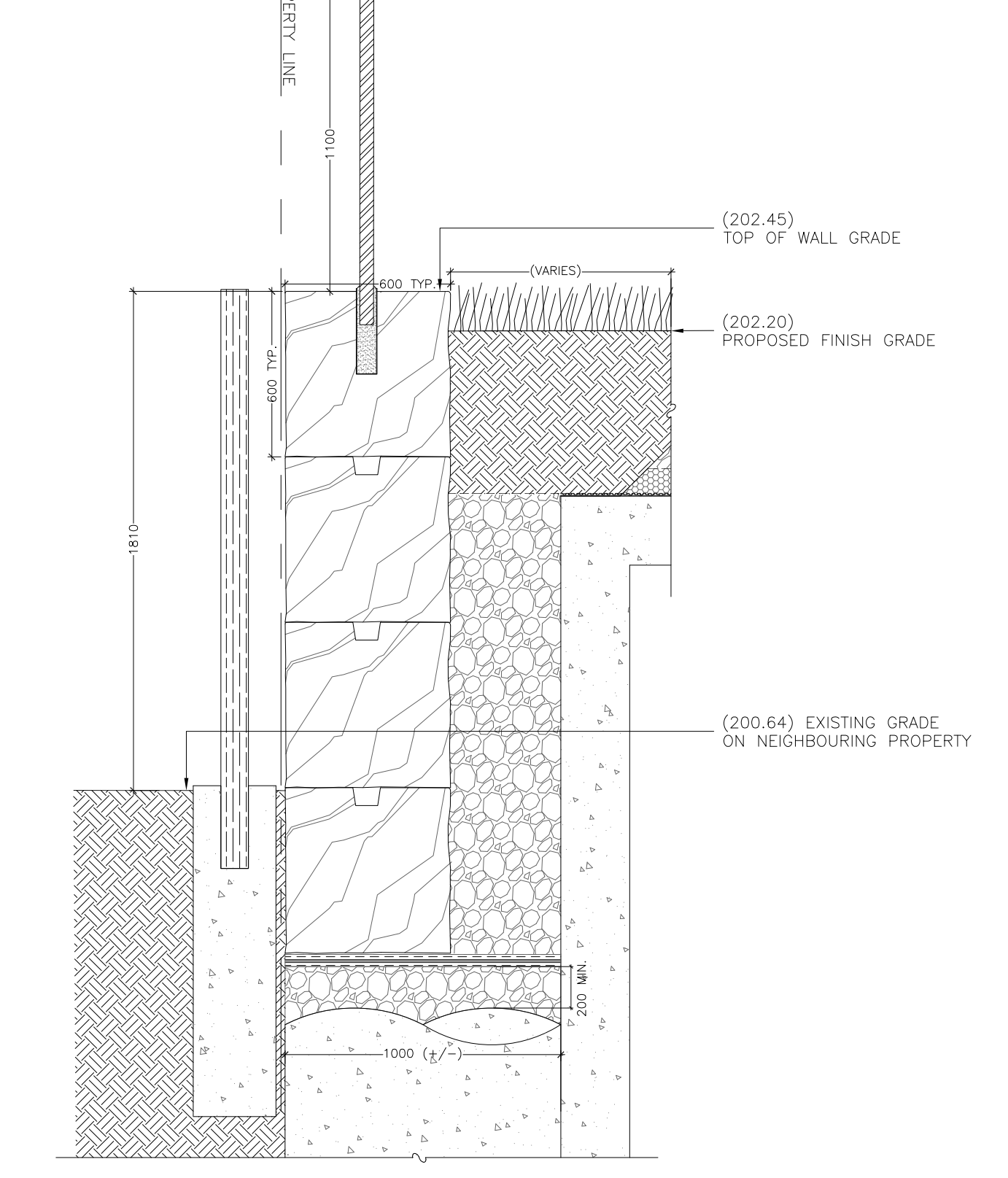
3 Section A Scale: 1:20



4 Section B Scale: 1:20



5 Section C Scale: 1:20



6 Section D Scale: 1:20

No	Date	Revisions	By
1.0	02.28.2024	ISSUED FOR COORDINATION	GM

This drawing, as an instrument of service, is provided by, and is the property of, the MBTW Group. The contractor shall check and verify all dimensions and report all errors and omissions to the Landscape Architect whose seal is affixed to this drawing before proceeding with the work. This drawing is not to be scaled.



the mbtw group
 Landscape architects | urban design
 222 McCowen Ave., Unit 18, Toronto, Ontario, Canada M4W 1C8
 T: (416) 448-7977 | F: (416) 448-1803 | www.mbtw.ca

Project Name:
**Center Street &
 New Westminister Drive
 Bluewater - Phase 2
 City of Vaughan**

Sheet Title:
Retaining Wall Elevation and Sections

Designed: GGM	Drawn: TF	Scale: As Noted	Drawing No.: L-2b
Date of Drawing: February 2024	Job No.: CT2012		

K:\Users\GMM\OneDrive - City of Vaughan\Projects\12012_00 - Groundplan.dwg Feb. 28, 2024 - 11:00am
 K:\Users\GMM\OneDrive - City of Vaughan\Projects\12012_00 - Groundplan.dwg Feb. 28, 2024 - 11:00am

METRIC: DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

NUM	ARC	RADIUS	BEARING	CHORD
C1	23.740	204.000	N2°25'10"W	23.727
C2	0.351	204.000	N9°02'10"W	0.351
C3	0.351	203.700	N9°02'10"W	0.351
C4	2.531	184.480	N8°47'50"W	2.531
C5	2.649	184.780	N8°47'45"W	2.649
C6	39.772	184.780	N2°05'10"W	39.695
C7	3.000	184.780	N4°31'45"E	3.000
C8	28.491	184.780	N9°24'40"E	28.463
C9	2.836	184.480	N4°33'15"E	2.836

RECEIVED
By providel at 4:04 pm, Feb 21, 2024

YORK REGION STANDARD
CONDOMINIUM PLAN No. 1253
CONDO BLOCK 29784

B001/24

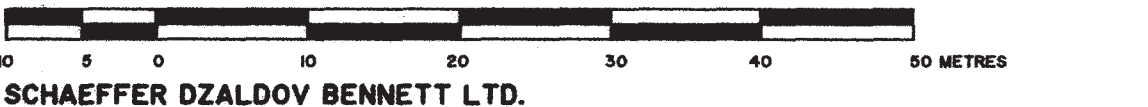
I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT. **PLAN 65R-37034**

RECEIVED AND DEPOSITED
DATE MARCH 17, 2017. DATE MARCH 20, 2017

Hasic
OPHIR N. DZALDOV
ONTARIO LAND SURVEYOR
REPRESENTATIVE FOR
LAND REGISTRAR FOR THE LAND TITLES
DIVISION OF YORK REGION No. 65

SCHEDULE				
PART	PART OF LOT	CONCESSION	ALL OF PIN	AREA (m ²)
1				6712.0
2				6965.5
3				3022.1
4	6	2	03261 - 0257	37.5
5				42.9
6				4.5
7				2.1
8				16.7
9				278.5

PLAN OF SURVEY OF
PART OF LOT 6, CONCESSION 2
(GEOGRAPHIC TOWNSHIP OF VAUGHAN, COUNTY OF YORK)
CITY OF VAUGHAN
REGIONAL MUNICIPALITY OF YORK
SCALE 1 : 500



SCHAEFFER DZALDOV BENNETT LTD.

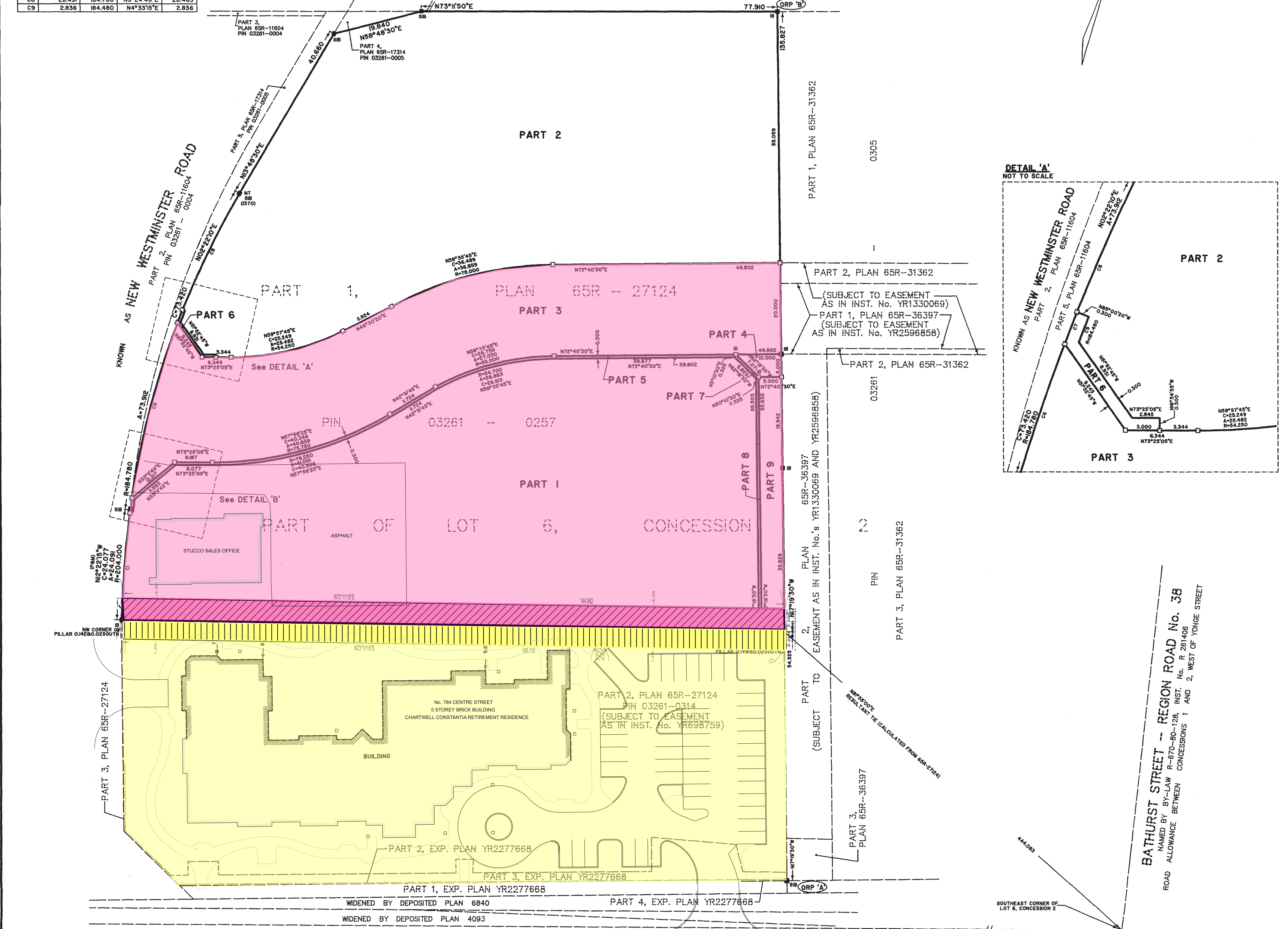
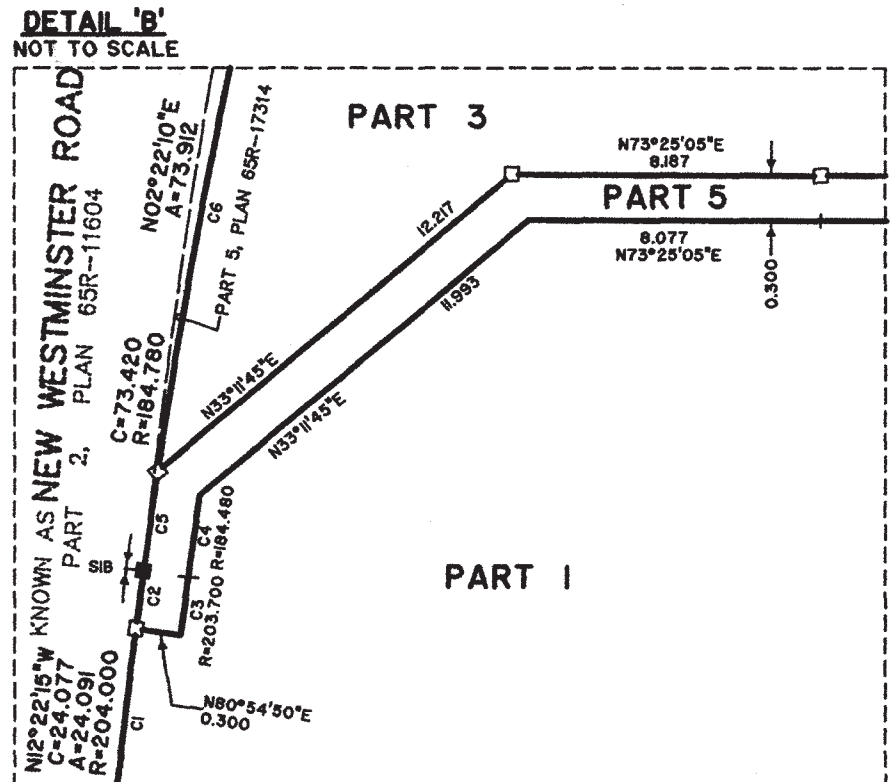
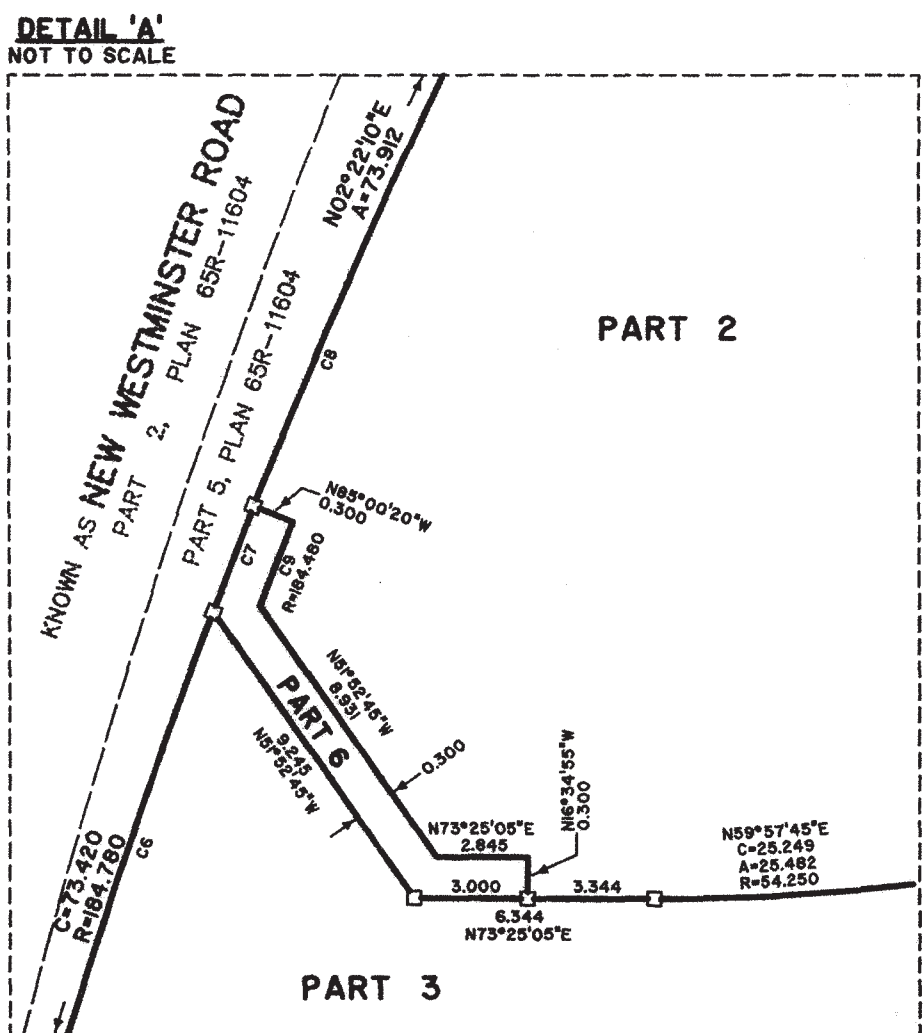
- NOTES**
- DENOTES PLANTED MONUMENT
 - FOUND MONUMENT
 - SB STANDARD IRON BAR
 - SSIB SHORT STANDARD IRON BAR
 - IB IRON BAR
 - 922 SCHAEFFER DZALDOV BENNETT LTD.
 - 1370 KRCMAR SURVEYORS LTD.
 - EXP. EXPROPRIATION

ALL FOUND MONUMENTS ARE NUMBERED 922.
ALL PLANTED MONUMENTS ARE SSIB'S UNLESS NOTED OTHERWISE.
NOTE: PARTS 5, 6, 7 AND 8 HAVE BEEN EXAGGERATED FOR CLARITY.
BEARINGS SHOWN HEREON ARE RELATED TO THE SOUTH LIMIT OF YORK REGION STANDARD CONDOMINIUM PLAN No. 1253; UTM GRID BEARINGS CAN BE DERIVED FROM OBSERVED REFERENCE POINTS A AND B (BY REAL TIME NETWORK OBSERVATIONS, UTM ZONE 17, NAD83 (ORIGINAL) BY APPLYING A COUNTER-CLOCKWISE ROTATION OF P°00'50" TO THE BEARINGS SHOWN ON THIS PLAN.

DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 0.999759.

OBSERVED REFERENCE POINTS (ORP): UTM ZONE 17, NAD83 (ORIGINAL) COORDINATES TO URBAN ACCURACY PER SEC. 14(2) OF O.REG. 216/10		
POINT ID.	NORTHING	EASTING
ORP A	4851931.410	624224.125
ORP B	485212.051	624164.248

COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN



PIN 03261 - 0016
CENTRE STREET -- YORK REGION ROAD No. 71
(NAMED BY BY-LAW No. R - 670 (B) - 87 - 25, INST. No. R 442495 AND LT 405630)
(FORMERLY THE KING'S HIGHWAY No. 7)
ROAD ALLOWANCE BETWEEN LOTS 5 AND 6, CONCESSION 2

BATHURST STREET -- REGION ROAD No. 38
NAMED BY BY-LAW R-670-80-128, INST. No. R 261406
ROAD ALLOWANCE BETWEEN CONCESSIONS 1 AND 2, WEST OF YONGE STREET

SURVEYOR'S CERTIFICATE
I CERTIFY THAT:
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT, THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE 2nd DAY OF MARCH, 2017.

DATE : MARCH 13, 2017.

OPHIR N. DZALDOV
ONTARIO LAND SURVEYOR

SCHAEFFER DZALDOV BENNETT LTD.
ONTARIO LAND SURVEYORS

64 JARDIN DRIVE CONCORD, ONTARIO L4K 3P3 TEL.(416)987-0101

CALC. SL. DRAWN LW/SL CHECKED WMF SCALE 1:500 05-083-00E

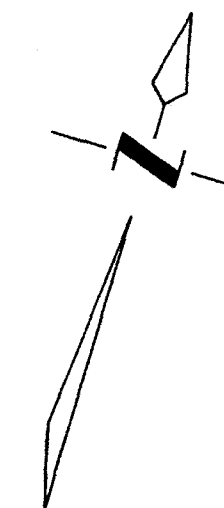
MARCH 13, 2017

METRIC: DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

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C9	2.836	184.480	N4°33'15"E	2.836

YORK REGION STANDARD
CONDOMINIUM PLAN No. 1253
CONDO BLOCK 29784

- Blue Water Lands
- Blue Water Easement Area
- Metro Lands
- Metro Easement Area



I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.

PLAN 65R-37034

RECEIVED AND DEPOSITED

DATE MARCH 17, 2017. DATE MARCH 20, 2017

Hasis

OPHIR N. DZALDOV
ONTARIO LAND SURVEYOR

REPRESENTATIVE FOR
LAND REGISTRAR FOR THE LAND TITLES
DIVISION OF YORK REGION No. 65

SCHEDULE				
PART	PART OF LOT	CONCESSION	ALL OF PIN	AREA (m ²)
1				6712.0
2				6965.5
3				3022.1
4	6	2	03261 - 0257	37.6
5				42.9
6				4.5
7				2.1
8				16.7
9				278.5

PLAN OF SURVEY OF
PART OF LOT 6, CONCESSION 2
(GEOGRAPHIC TOWNSHIP OF VAUGHAN, COUNTY OF YORK)
CITY OF VAUGHAN
REGIONAL MUNICIPALITY OF YORK
SCALE 1 : 500

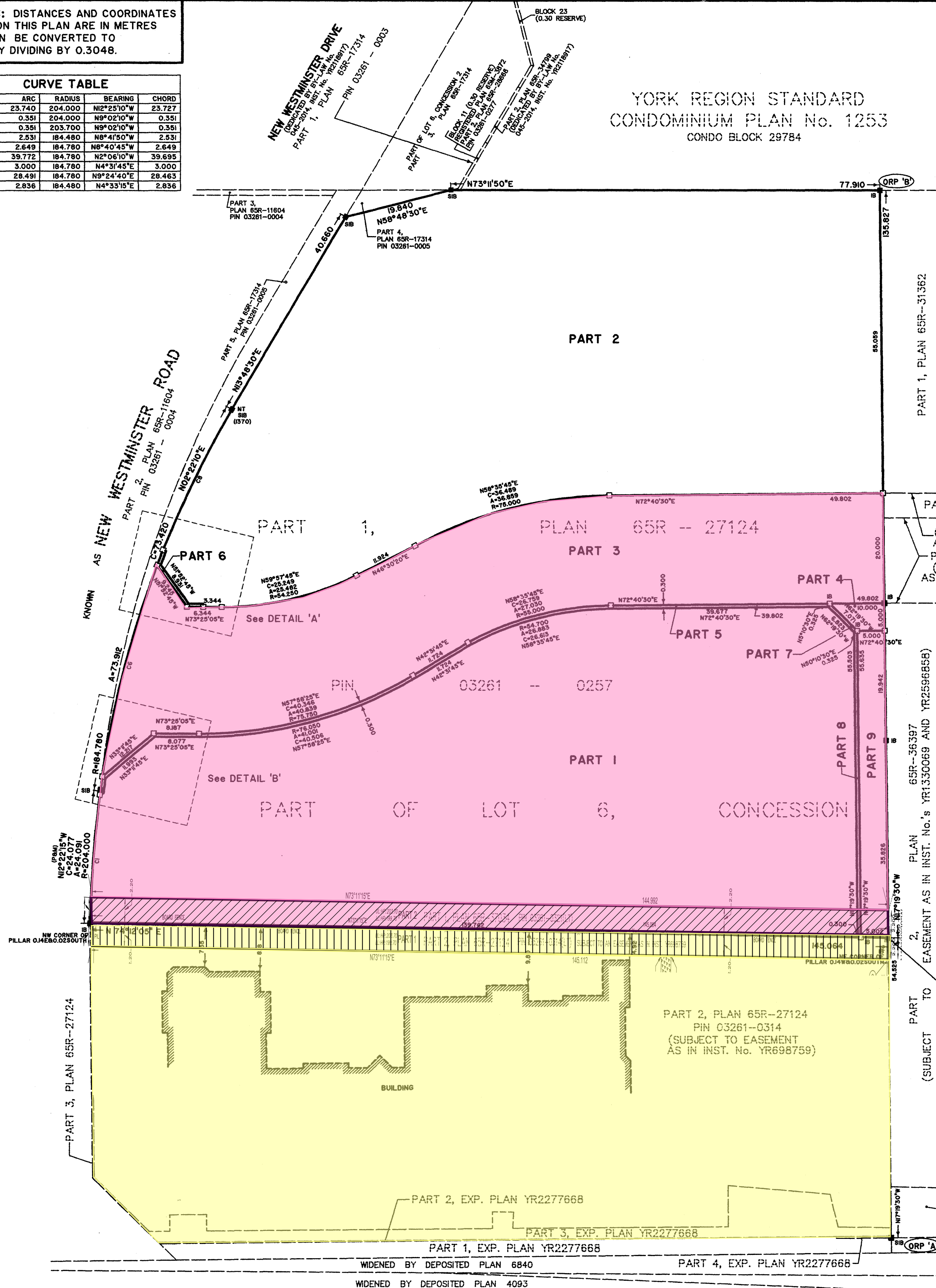
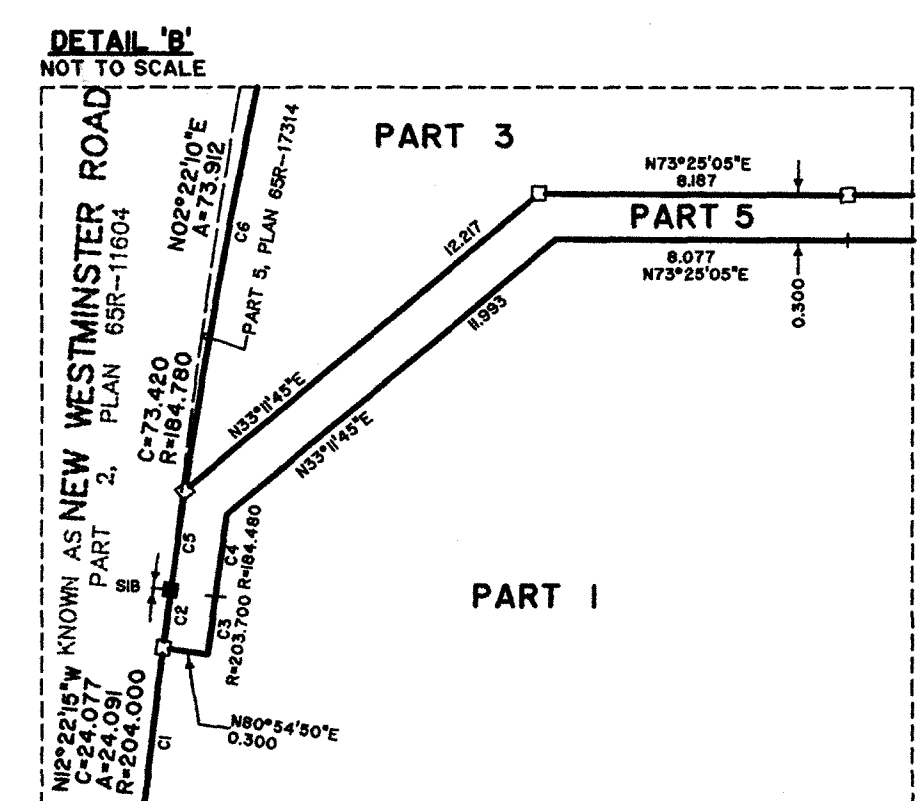
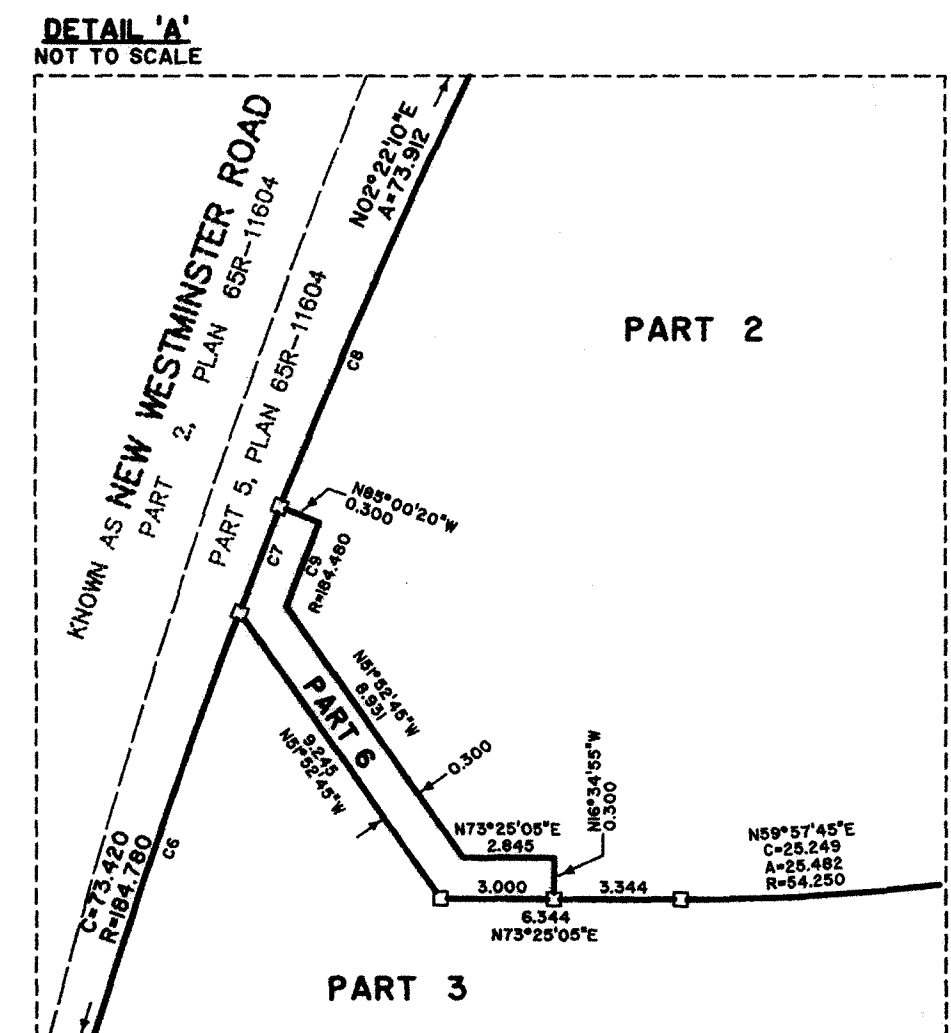
SCHAEFFER DZALDOV BENNETT LTD.

- NOTES**
- DENOTES PLANTED MONUMENT
 - FOUND MONUMENT
 - SBIB STANDARD IRON BAR
 - SSIB SHORT STANDARD IRON BAR
 - IB IRON BAR
 - 922 SCHAEFFER DZALDOV BENNETT LTD.
 - 1370 KRCMAR SURVEYORS LTD.
 - EXP. EXPROPRIATION
- ALL FOUND MONUMENTS ARE NUMBERED 922.
ALL PLANTED MONUMENTS ARE SSIB'S UNLESS NOTED OTHERWISE.
NOTE: PARTS 5, 6, 7 AND 8 HAVE BEEN EXAGGERATED FOR CLARITY.
BEARINGS SHOWN HEREON ARE RELATED TO THE SOUTH LIMIT OF YORK REGION STANDARD CONDOMINIUM PLAN No. 1253; UTM GRID BEARINGS CAN BE DERIVED FROM OBSERVED REFERENCE POINTS A AND B (BY REAL TIME NETWORK OBSERVATIONS, UTM ZONE 17, NAD83 (ORIGINAL)) BY APPLYING A COUNTER-CLOCKWISE ROTATION OF 0°00'50" TO THE BEARINGS SHOWN ON THIS PLAN.

DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 0.999759.

POINT ID.	NORTHING	EASTING
ORP A	485931.410	624224.125
ORP B	485212.051	624164.248

COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN



BATHURST STREET -- REGION ROAD No. 38
NAMED BY BY-LAW R-670-80-128, INST. No. R 261406
ROAD ALLOWANCE BETWEEN CONCESSIONS 1 AND 2, WEST OF YONGE STREET

PIN 03261 - 0016
CENTRE STREET -- YORK REGION ROAD No. 71
(NAMED BY BY-LAW No. R - 670 (B) - 87 - 25, INST. No. R 442495 AND LT 405630)
(FORMERLY THE KING'S HIGHWAY No. 7)
ROAD ALLOWANCE BETWEEN LOTS 5 AND 6, CONCESSION 2

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT, THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
- THE SURVEY WAS COMPLETED ON THE 2nd DAY OF MARCH, 2017.

DATE : MARCH 13, 2017.

OPHIR N. DZALDOV
ONTARIO LAND SURVEYOR

SCHAEFFER DZALDOV BENNETT LTD.
ONTARIO LAND SURVEYORS

64 JARDIN DRIVE CONCORD, ONTARIO L4K 3P3 TEL.(416)987-0101

CALC. SL. DRAWN LW/SL CHECKED WMF SCALE 1:500 05-083-00E

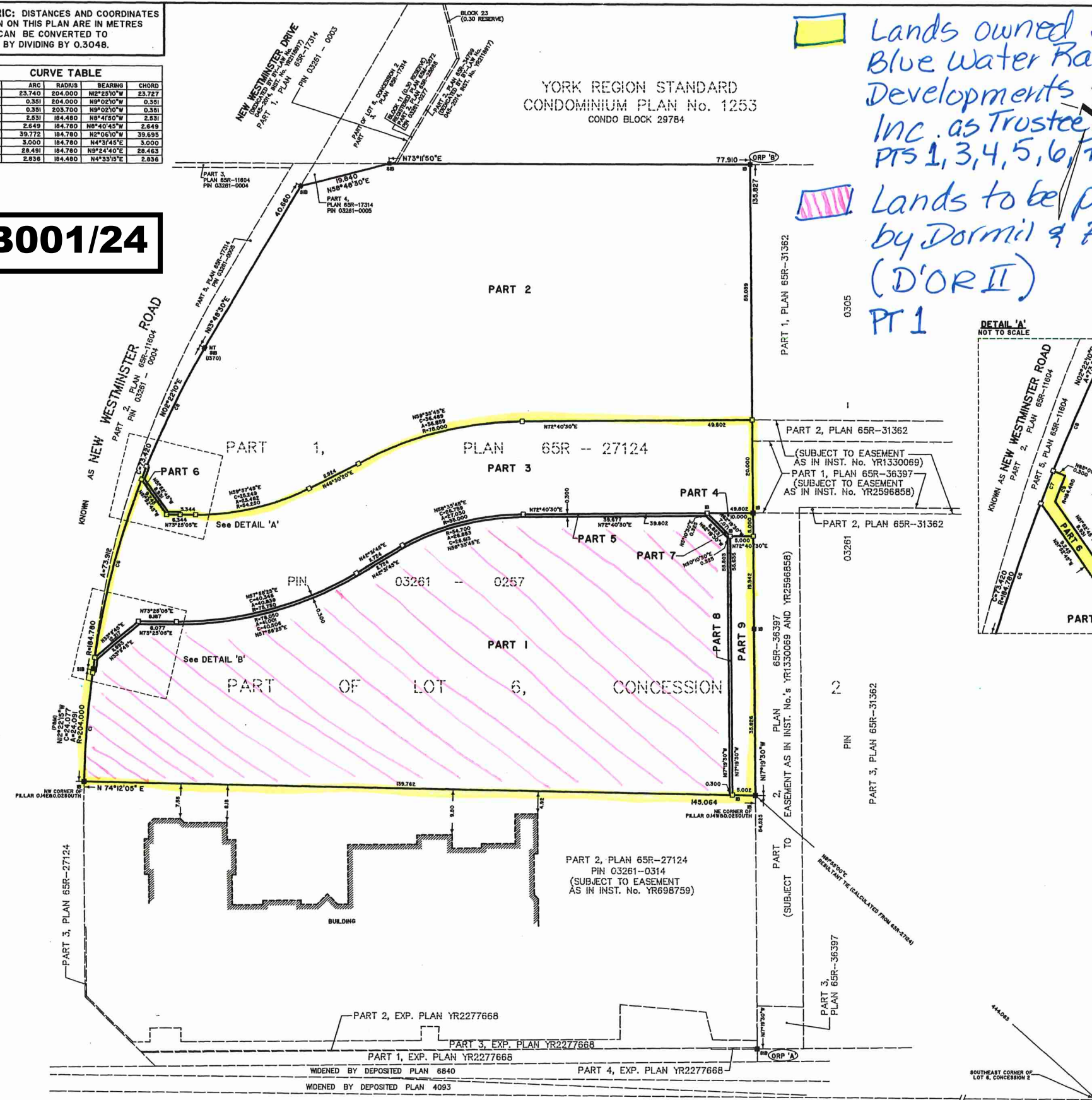
MARCH 13, 2017

METRIC: DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

NUM	ARC	RADIUS	BEARING	CHORD
C1	23.740	204.000	N8°25'10"W	23.727
C2	0.351	204.000	N8°02'10"W	0.351
C3	0.351	205.700	N8°02'10"W	0.351
C4	2.531	184.480	N8°45'00"W	2.531
C5	2.649	184.780	N8°40'45"W	2.649
C6	39.772	184.780	N2°06'10"W	39.695
C7	3.000	184.780	N4°3'45"E	3.000
C8	28.491	184.780	N8°24'40"E	28.463
C9	2.836	184.480	N4°33'10"E	2.836

B001/24

YORK REGION STANDARD CONDOMINIUM PLAN No. 1253 CONDO BLOCK 29784



Lands owned by Blue Water Ranch Developments Inc. as Trustee for Metrontario Pts 1, 3, 4, 5, 6, 7, 8 & 9

Lands to be purchased by Dormil & Fernbrook (D'OR II) PT 1

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.

PLAN 65R-37034

RECEIVED AND DEPOSITED

DATE MARCH 17, 2017. DATE MARCH 20, 2017

John N. Dzaldov
ONTARIO LAND SURVEYOR

Flavia
REPRESENTATIVE FOR LAND REGISTRAR FOR THE LAND TITLES DIVISION OF YORK REGION No. 65

SCHEDULE

PART	PART OF LOT	CONCESSION	ALL OF PIN	AREA (m ²)
1				6712.0
2				6965.5
3				3022.1
4	6	2	03261 - 0257	37.5
5				42.9
6				4.5
7				2.1
8				16.7
9				278.5

PLAN OF SURVEY OF
PART OF LOT 6, CONCESSION 2
(GEOGRAPHIC TOWNSHIP OF VAUGHAN, COUNTY OF YORK)
CITY OF VAUGHAN
REGIONAL MUNICIPALITY OF YORK
SCALE 1 : 500



SCHAEFFER DZALDOV BENNETT LTD.

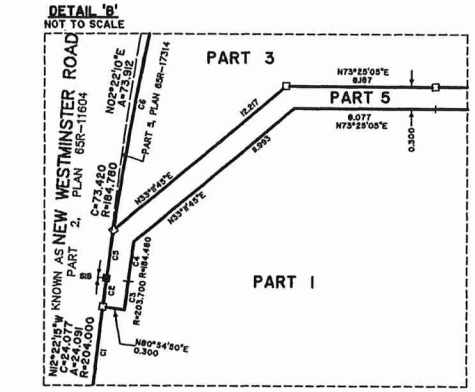
- NOTES
- DENOTES PLANTED MONUMENT
 - DENOTES FOUND MONUMENT
 - SIB STANDARD IRON BAR
 - SSIB SHORT STANDARD IRON BAR
 - IB IRON BAR
 - 922 SCHAEFFER DZALDOV BENNETT LTD.
 - 1370 KRCMAR SURVEYORS LTD.
 - EXP. EXPROPRIATION
- ALL FOUND MONUMENTS ARE NUMBERED 922.
ALL PLANTED MONUMENTS ARE SSIB'S UNLESS NOTED OTHERWISE.
NOTE: PARTS 5, 6, 7 AND 8 HAVE BEEN EXAGGERATED FOR CLARITY.
BEARINGS SHOWN HEREON ARE RELATED TO THE SOUTH LIMIT OF YORK REGION STANDARD CONDOMINIUM PLAN No. 1253; UTM GRID BEARINGS CAN BE DERIVED FROM OBSERVED REFERENCE POINTS A AND B (BY REAL TIME NETWORK OBSERVATIONS, UTM ZONE 17, NAD83 (ORIGINAL)) BY APPLYING A COUNTER-CLOCKWISE ROTATION OF 0°00'50" TO THE BEARINGS SHOWN ON THIS PLAN.

DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 0.999759.

OBSERVED REFERENCE POINTS (ORP); UTM ZONE 17, NAD83 (ORIGINAL) COORDINATES TO URBAN ACCURACY PER SEC. 14(2) OF O.REG. 216/10

POINT ID.	NORTHING	EASTING
ORP A	4651931.410	624224.125
ORP B	4652112.051	624164.248

COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN



SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT, THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
- THE SURVEY WAS COMPLETED ON THE 2nd DAY OF MARCH, 2017.

DATE: MARCH 13, 2017.

John N. Dzaldov
ONTARIO LAND SURVEYOR

PIN 03261 - 0016
CENTRE STREET - YORK REGION ROAD No. 71
(NAMED BY BY-LAW No. R - 670 (B) - 87 - 25, INST. No. R 442495 AND LT 405630)
(FORMERLY THE KING'S HIGHWAY No. 7)
ROAD ALLOWANCE BETWEEN LOTS 5 AND 6, CONCESSION 2

RECEIVED
By attwalap at 10:35 am, Feb 08, 2024

SCHAEFFER DZALDOV BENNETT LTD.
ONTARIO LAND SURVEYORS

64 JARDIN DRIVE CONCORD, ONTARIO L4K 3P3 TEL: (416) 987-0101
CALC. SL. DRAWN LW/SL CHECKED WMF SCALE 1:500 05-083-00E

MARCH 13, 2017

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.		PLAN 65R-	
DATE _____, 2024		RECEIVED AND DEPOSITED	
J. EDUARDO LINHARES ONTARIO LAND SURVEYOR		DATE _____, 2024	
		REPRESENTATIVE FOR LAND REGISTRAR FOR THE LAND TITLES DIVISION OF YORK REGION (No.65)	

SCHEDULE				
PART	PART OF LOT	CONCESSION	PART OF PIN	AREA (m ²)
1	6	2	03261-0314(LT)	319.1
2			03261-0321(LT)	319.0

PART 1, SUBJECT TO AN EASEMENT AS IN INST. YR698759

STRATA PLAN OF SURVEY OF
**PART OF LOT 6
CONCESSION 2
CITY OF VAUGHAN**
(GEOGRAPHIC TOWNSHIP OF VAUGHAN)
REGIONAL MUNICIPALITY OF YORK

SCALE 1:250

METRIC: DISTANCES SHOWN HEREON ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

BEARING
BEARINGS SHOWN HEREON ARE GRID DERIVED FROM GPS OBSERVATIONS OF OBSERVED REFERENCE POINTS 'A' AND 'B', USING THE LEICA SMARTNET RTK NETWORK, AND ARE REFERRED TO THE 6° UTM COORDINATE SYSTEM, ZONE 17, CENTRAL MERIDIAN 81°00' WEST LONGITUDE (NAD 83 (CSRS)(2010)).

DISTANCES SHOWN HEREON ARE GROUND DISTANCES AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 0.999741.

ELEVATION
ELEVATIONS SHOWN HEREON ARE GEODETIC AND ARE RELATED TO CITY OF VAUGHAN BENCH MARK No. 9-1, HAVING AN ELEVATION OF 199.293 METRES. (VERTICAL DATUM: CGVD28:78)

NOTES
ALL FOUND MONUMENTS ARE BY KRCMAR SURVEYORS LTD., O.L.S. UNLESS OTHERWISE NOTED.

- LEGEND**
- DENOTES SURVEY MONUMENT FOUND
 - DENOTES SURVEY MONUMENT PLANTED
 - SSIB DENOTES STANDARD IRON BAR
 - SSIB DENOTES SHORT STANDARD IRON BAR
 - IB DENOTES IRON BAR
 - CP DENOTES CONCRETE PIN
 - CC DENOTES CUT CROSS
 - (M) DENOTES MEASURED
 - (S) DENOTES SET
 - (OU) DENOTES ORIGIN UNKNOWN
 - (WT) DENOTES WITNESS
 - (P) DENOTES PLAN
 - (P1) DENOTES UPPER LIMITATION IN METRES
 - UL: DENOTES UPPER LIMITATION IN METRES
 - LL: DENOTES LOWER LIMITATION IN METRES
 - X-X DENOTES SEE SECTION X-X
 - ↑ DENOTES NO UPPER LIMITATIONS
 - ↓ DENOTES NO LOWER LIMITATIONS
 - (HP) DENOTES A HORIZONTAL PLANE CONTROLLED BY GEODETIC ELEVATION
 - (14) DENOTES THE PLANE CONTROLLED BY GEODETIC ELEVATIONS
 - (30) DENOTES THE PLANE CONTROLLED BY GEODETIC ELEVATIONS SHOWN ON THE PLAN

SURVEYOR'S CERTIFICATE

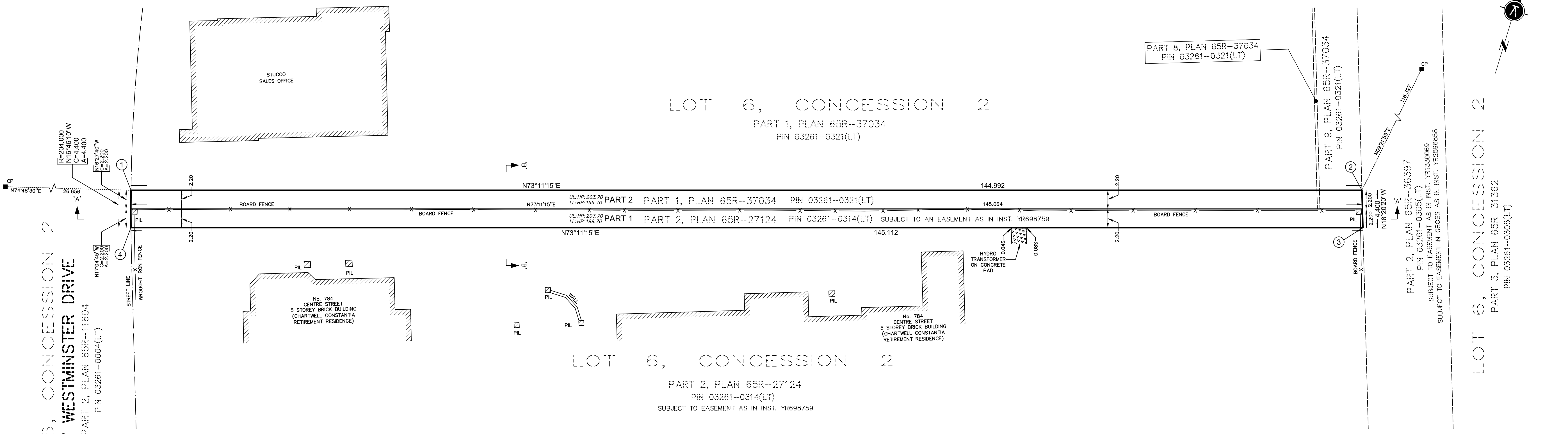
I CERTIFY THAT:
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE _____ DAY OF _____, 2024

DATE _____, 2024
J. EDUARDO LINHARES
ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS PLAN
SUBMISSION FORM NUMBER _____

MUNICIPAL ADDRESS: No. 784 CENTRE STREET, CITY OF VAUGHAN

FIELD:	DRAWN: J.Y.	CHECKED: J.E.L.	JOB NO: 18-007
DWG NAME: 18-007R01	PLOT INFO: 13:32 03/Jan/2024	WORK ORDER NO: 39049	
1137 Centre Street, Thornhill, ON L4J 3M6 905.738.0053 F 905.738.9221 www.krcmar.ca			
PLAN AVAILABLE AT www.ProtectYourBoundaries.ca			

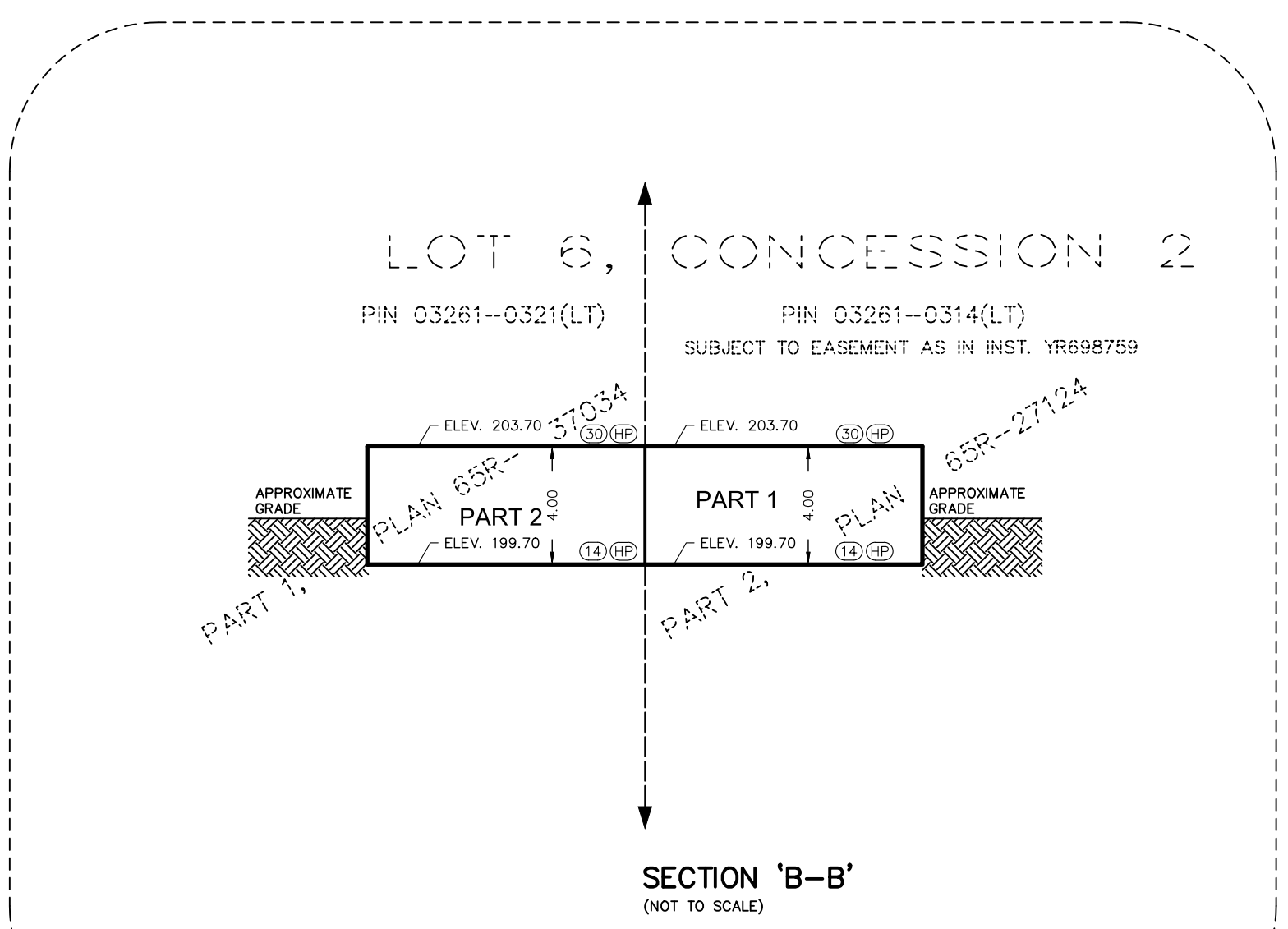
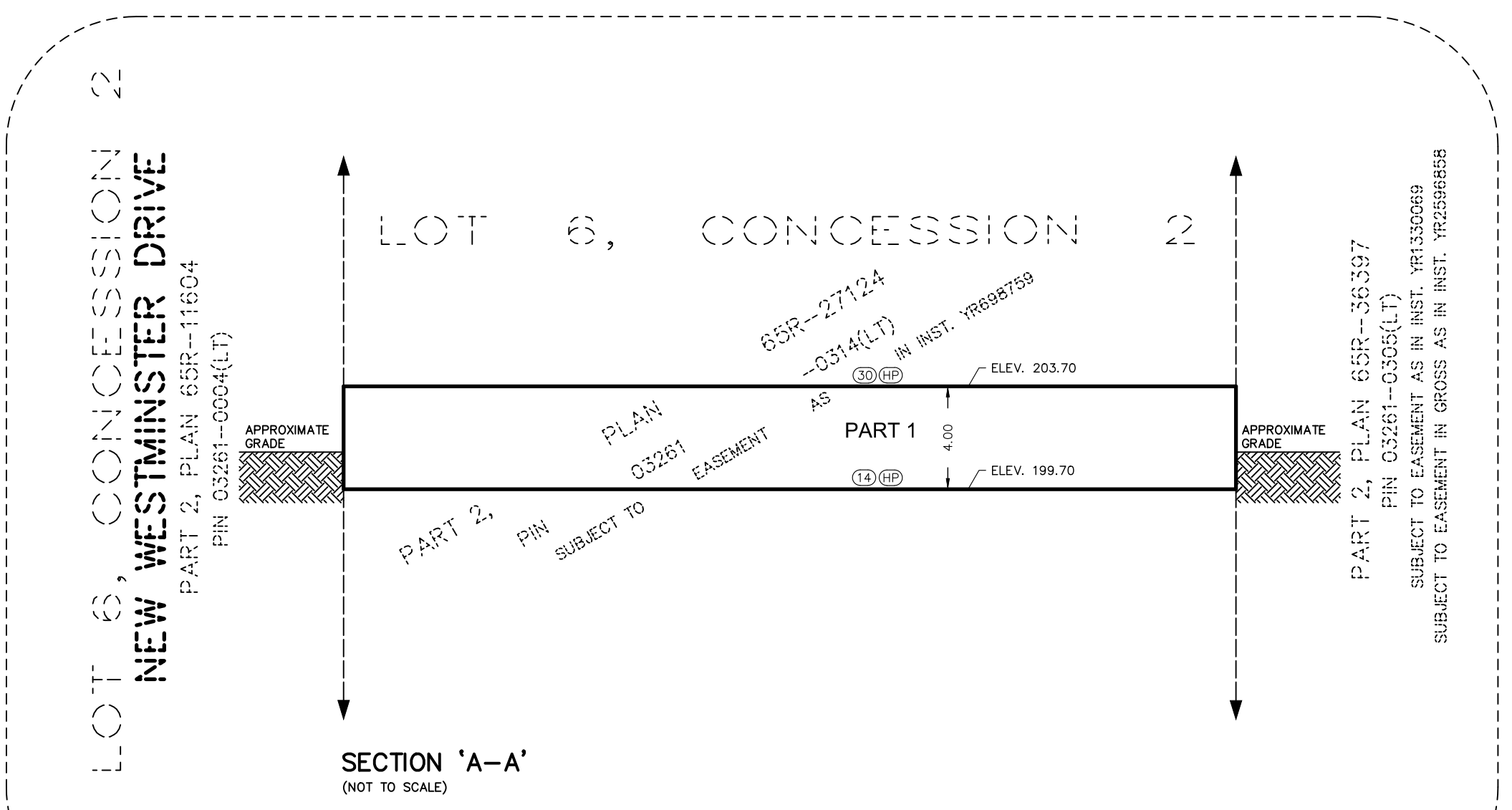


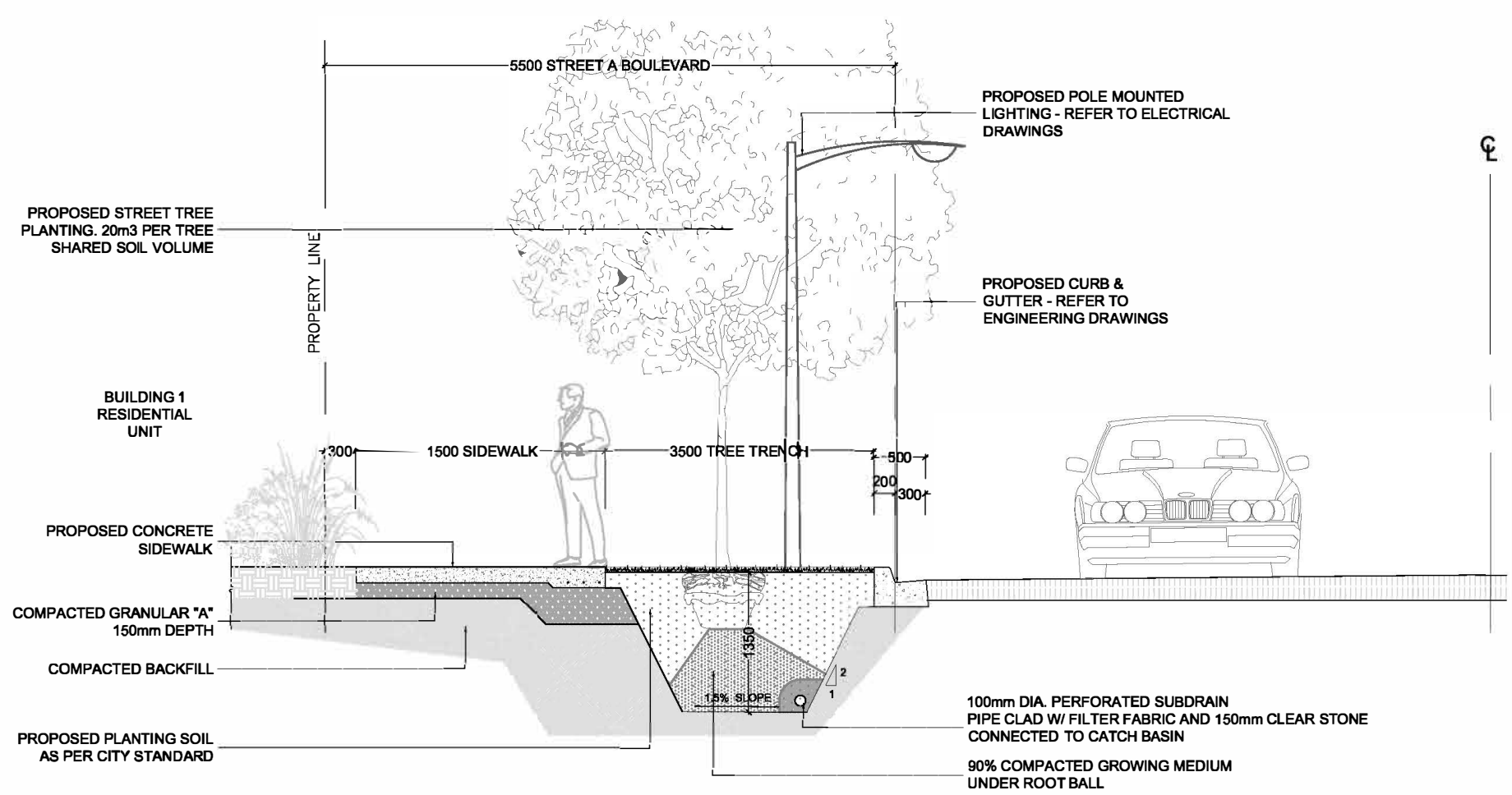
INTEGRATION DATA

6° UTM ZONE 17 COORDINATES
NAD 83 (CSRS)(2010) (CENTRAL MERIDIAN 81°00' WEST LONGITUDE)
THE UTM COORDINATES LISTED BELOW ARE TO URBAN ACCURACY AND COMPLY WITH SUBSECTION 14(2) OF ONTARIO REGULATION 216/10 FILED UNDER THE SURVEYORS ACT.

OBSERVED REFERENCE POINTS		
MONUMENT ID.	NORTHING	EASTING
(A) CP	4 852 101.819	624 225.609
(B) CP	4 851 936.190	624 041.883
REFERENCE POINTS		
POINT	NORTHING	EASTING
1	4 851 943.17	624 067.60
2	4 851 985.10	624 206.36
3	4 851 980.92	624 207.74
4	4 851 938.96	624 068.87

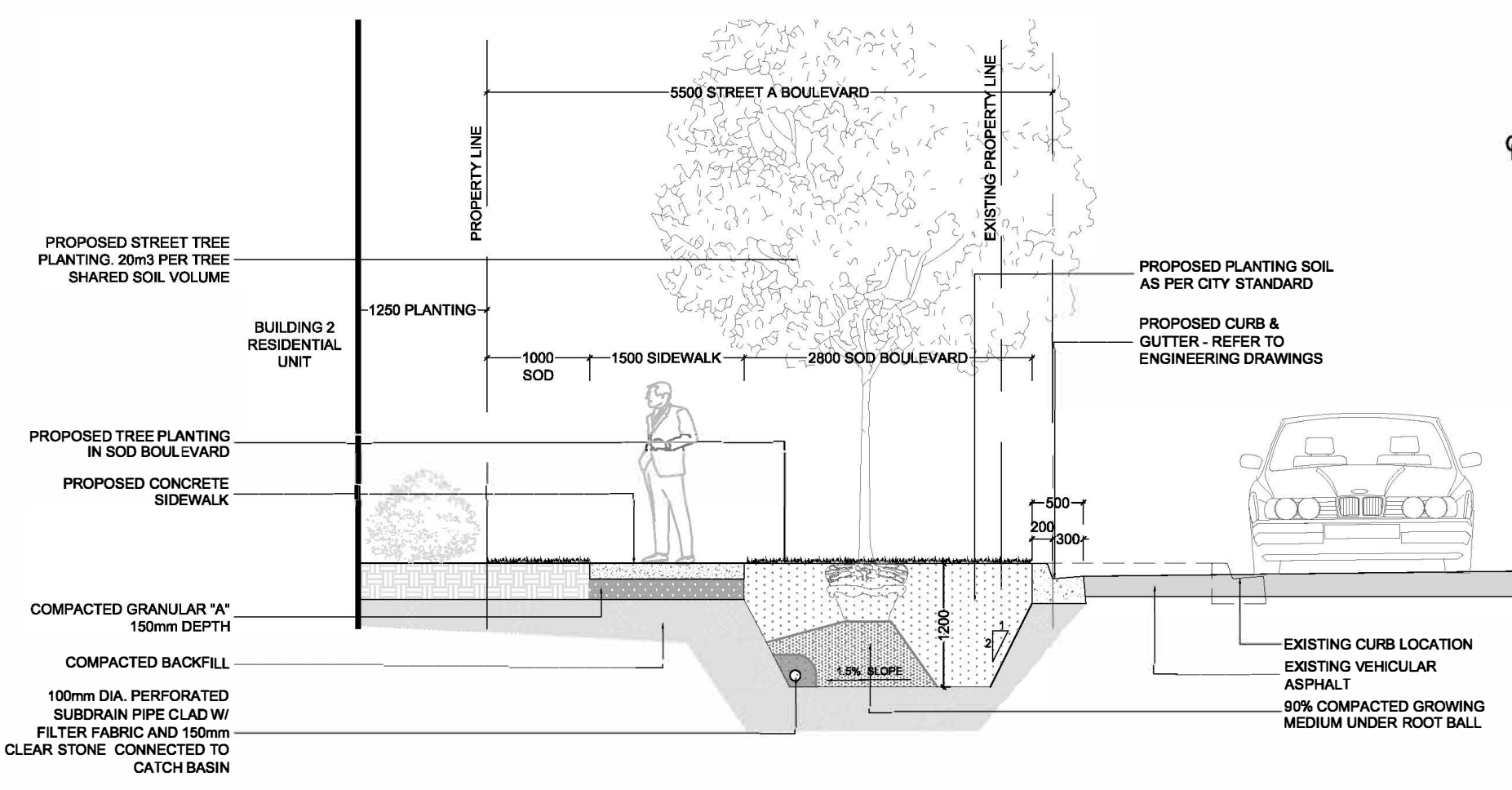
COORDINATE VALUES SHOWN ARE FOR GEOGRAPHIC INFORMATION SYSTEM INTEGRATION ONLY. COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.





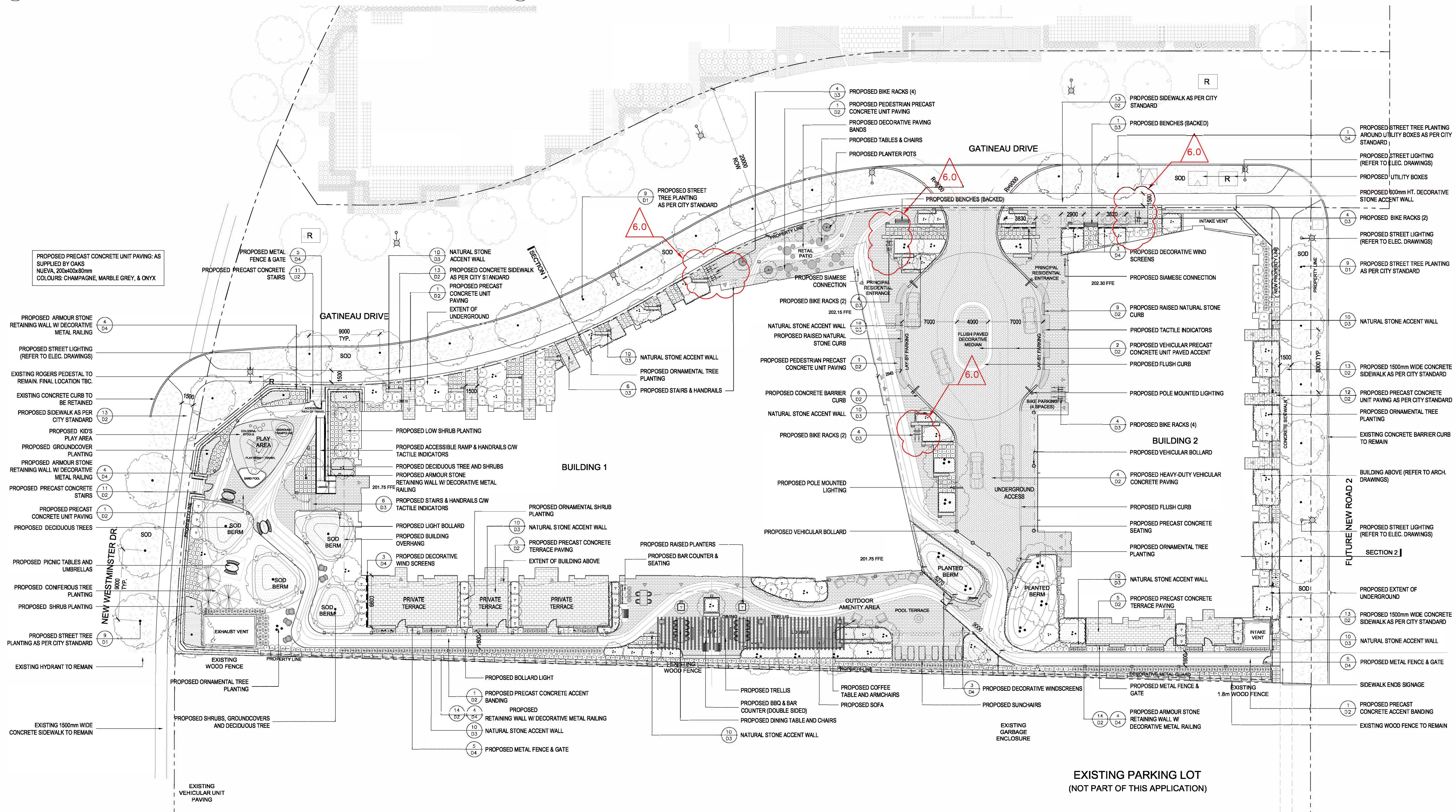
2 Gatineau Drive Section 1

Scale: 1:60



3 Future New Road Section 2

Scale: 1:60



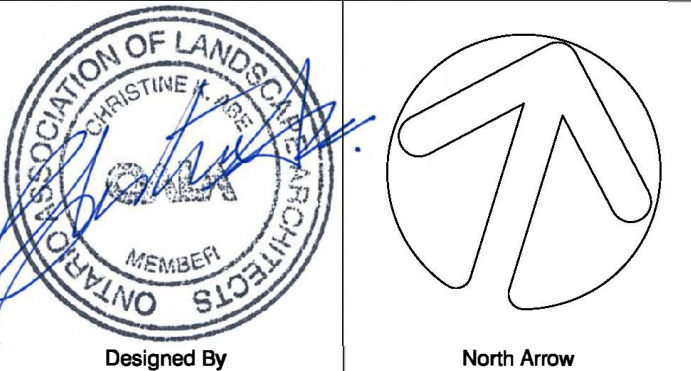
1 Landscape Plan

Scale: 1:250

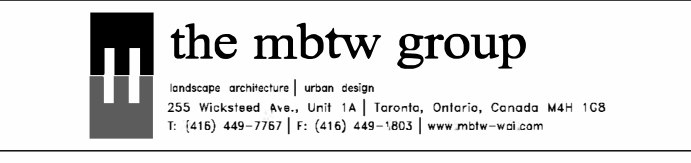


- Legend**
- PROPOSED DECIDUOUS TREES
 - PROPOSED CONIFEROUS TREES
 - PROPOSED LARGE ORNAMENTAL SHRUBS
 - PROPOSED SHRUB/PERENNIAL PLANTING
 - PROPOSED CONIFEROUS SHRUB PLANTING
 - EXISTING TREES
 - PROPOSED GROUNDCOVER AND SHRUB PLANTING
 - PROPOSED SOD
 - PROPOSED NATIVE POLLINATOR SEED MIX
 - PROPOSED PEDESTRIAN PRECAST CONCRETE UNIT PAVING
 - PROPOSED HEAVY DUTY VEHICULAR UNIT PAVING
 - PROPOSED PEDESTRIAN PRECAST BRICK UNIT PAVING
 - PROPOSED CONCRETE PAVING
 - PROPOSED PRIVATE BENCH
 - PROPOSED CITY OF VAUGHAN STANDARD BENCH
 - PROPOSED CITY OF VAUGHAN STANDARD BIKE
 - PROPOSED DOG WASTE
 - PROPOSED LITTER RECEPTACLE
 - PROPOSED AREA DRAIN
 - PROPOSED CATCH BASIN
 - PROPOSED TRENCH DRAIN
 - PROPOSED MANHOLE
 - PROPOSED HYDRANT
 - PROPOSED SIAMESE CONNECTION
 - PROPOSED STREET LIGHTING

No	Date	Revisions	By
6.0	01.22.2024	ISSUED FOR SPA	GM
5.0	12.08.2023	ISSUED FOR SPA	GM
4.0	09.06.2023	ISSUED FOR SPA	GM
3.0	02.24.2023	ISSUED FOR SPA	GM
2.0	04.01.2022	ISSUED FOR SPA	GM
1.0	08.03.2021	ISSUED FOR SPA	GM



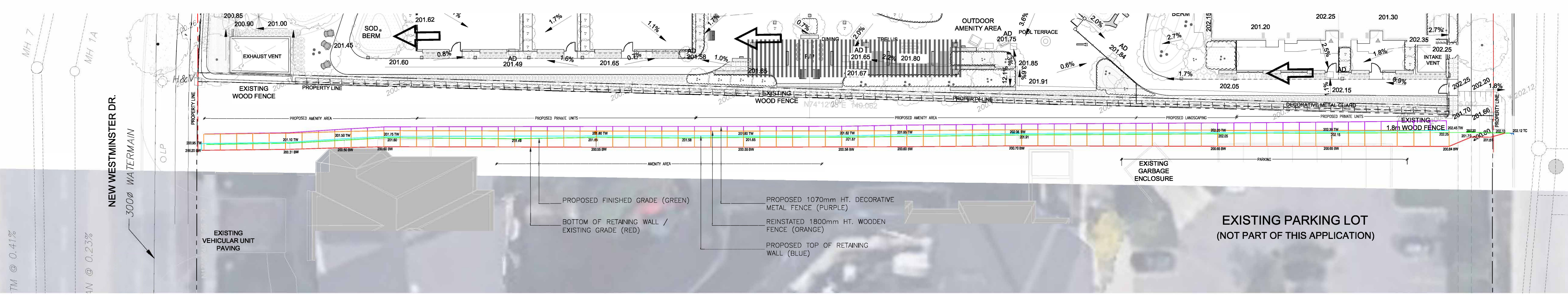
Designed By: [Signature]
North Arrow



Project Name: **Center Street & New Westminster Drive Bluewater - Phase 2 City of Vaughan**

Sheet Title: **Landscape Plan & Sections**

Designed: GGM	Drawn: GM	Scale: As Noted	Drawing No.: L-1a
Date of Drawing: December 2020	Job No.: CT2012		



NEW WESTMINSTER DR.
300Ø WATERMAIN

EXISTING VEHICULAR UNIT PAVING

PROPOSED AMENITY AREA

PROPOSED PRIVATE UNITS

PROPOSED FINISHED GRADE (GREEN)

BOTTOM OF RETAINING WALL / EXISTING GRADE (RED)

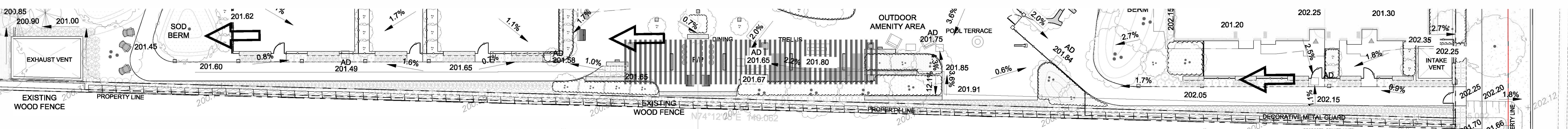
PROPOSED 1070mm HT. DECORATIVE METAL FENCE (PURPLE)

REINSTATED 1800mm HT. WOODEN FENCE (ORANGE)

PROPOSED TOP OF RETAINING WALL (BLUE)

EXISTING GARBAGE ENCLOSURE

EXISTING PARKING LOT
(NOT PART OF THIS APPLICATION)



**SCHEDULE B:
COMMENTS FROM AGENCIES, BUILDING STANDARDS &
DEVELOPMENT PLANNING**

Department / Agency <small>*Comments Received</small>	Conditions Required		Nature of Comments
Building Standards (Zoning) *See Schedule B	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	General Comments
Development Planning	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Application Under Review

External Agencies <small>*Comments Received</small>	Conditions Required		Nature of Comments <small>*See Schedule B for full comments</small>
Alectra	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	General Comments
YCDSB	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	General Comments

Date: February 20th 2024
Attention: **Christine Vigneault**
RE: Request for Comments

File No.: **B001-24**

Related Files:

Applicant: Blue Water Ranch Developments Inc.

Location 555 Nashville Road



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)

Supervisor, Distribution Design-Subdivisions

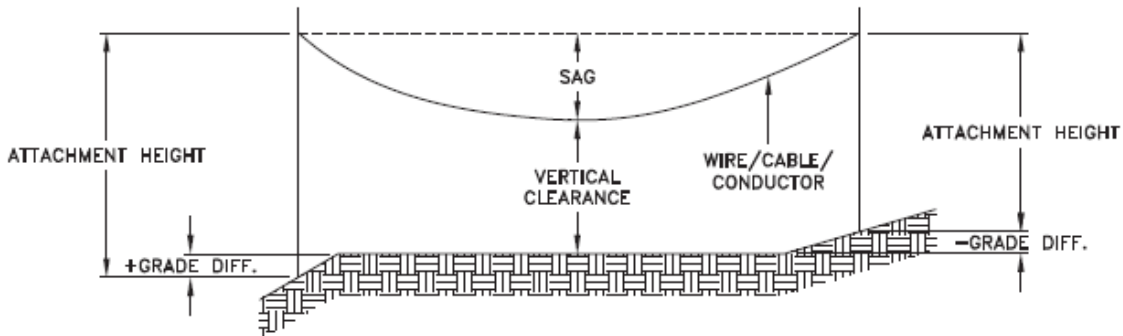
Phone: 1-877-963-6900 ext. 31297

Phone: 416-302-6215

E-mail: stephen.cranley@alectrautilities.com

Email: 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.

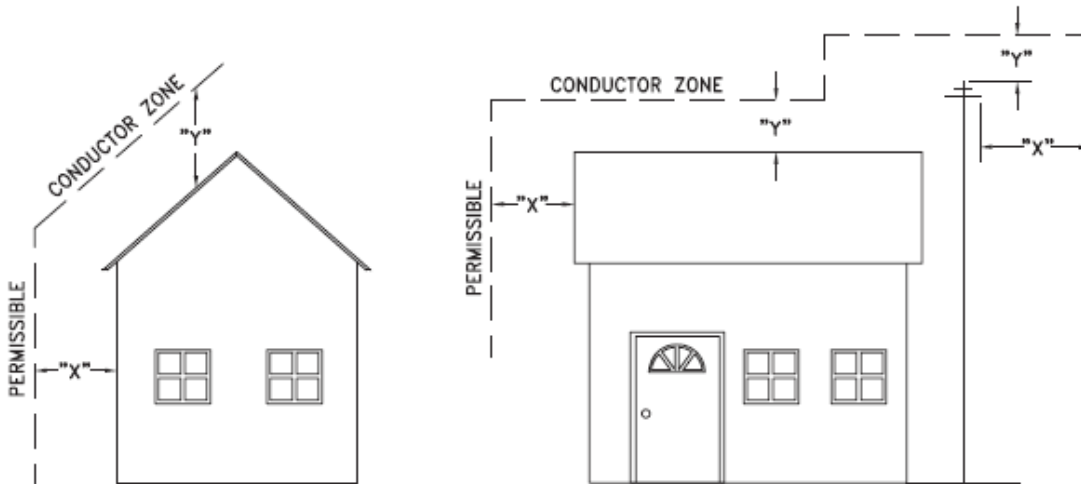
METRIC	IMPERIAL (APPROX)
810cm	27'-0"
760cm	25'-4"
730cm	24'-4"
520cm	17'-4"
480cm	16'-0"
442cm	15'-5"
370cm	12'-4"
340cm	11'-4"
310cm	10'-4"
250cm	8'-4"

SAGS AND TENSIONS	SECTION 02
-------------------	------------

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: <i>D. Dadwani</i>	

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: Bernd Paessler, Building Standards Department
Date: February 16, 2024
Location: 777 New Westminster Dr.
CONC 2 Part of Lot 6
PLAN 65R37034 Part 1
File No.(s): B001/24

Zoning Classification:

The subject lands are zoned RA5(H) Apartment Residential Zone on Hold and subject to the provisions of Exception 9(1443) under Zoning By-law 1-88, as amended.

General Comments	
1	The subject consent application is to permit an easement in favour of the lands to the south, and therefore the Zoning By-law requirements for Lot Area, Lot Frontage and Lot Depth are not applicable.

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:

None

Conditions of Approval:

None

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

From: [Kristen Regier](#)
To: [Committee of Adjustment](#)
Cc: [Prabhdeep Kaur](#)
Subject: [External] RE: B001/24 - REQUEST FOR COMMENTS, CITY OF VAUGHAN
Date: Thursday, February 22, 2024 4:10:20 PM
Attachments: [image002.png](#)

CAUTION! This is an external email. Verify the sender's email address and carefully examine any links or attachments before clicking. If you believe this may be a phishing email, please use the Phish Alert Button.

Hello,

The subject property at 777 New Westminister Drive, Vaughan is not located within TRCA's Regulated Area. TRCA's Planning and Regulatory policy interests are not impacted.

As such, TRCA has no comments on the application.

Best,

Kristen Regier, MA (she / her)

Planner

Development Planning and Permits | Development and Engineering Services
Toronto and Region Conservation Authority (TRCA)

T: [437-880-2129](tel:437-880-2129)

E: kristen.regier@trca.ca

A: [101 Exchange Avenue, Vaughan, ON, L4K 5R6](#) | trca.ca



Lenore Providence

Subject: FW: [External] Fwd: B002/24 - 784 Centre Street - REQUEST FOR COMMENTS, CITY OF VAUGHAN
Attachments: APPINFO_B002_24.xls; APPPLANS_B002_24.pdf; MAPB_B002_24.pdf; APPCOVLETTER_B002_24.pdf; COMBLDG_B002_24.pdf

From: Yushi Ao <yushi.ao@ycdsb.ca>
Sent: Friday, February 23, 2024 3:57 PM
To: Committee of Adjustment <CofA@vaughan.ca>
Cc: Karyn McAlpine-Tran <karyn.mcalpine-tran@ycdsb.ca>
Subject: [External] Fwd: B002/24 - 784 Centre Street - REQUEST FOR COMMENTS, CITY OF VAUGHAN

CAUTION! This is an external email. Verify the sender's email address and carefully examine any links or attachments before clicking. If you believe this may be a phishing email, please use the Phish Alert Button.

Hello,

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

Regards,

Yushi Ao
Planner and Project Analyst
Planning Services
York Catholic District School Board
yushi.ao@ycdsb.ca

SCHEDULE C: PUBLIC & APPLICANT CORRESPONDENCE

Correspondence Type	Name	Address	Date Received (mm/dd/yyyy)	Summary
Applicant			02/27/2024	Cover Letter



REVISED

February 27, 2024
VIA ELECTRONIC SUBMISSION
Committee of Adjustment
2141 Major Mackenzie Drive,
Vaughan, ON, L6A 1T1

Dear Sirs/Madams:

RE: Part Lot 6, Con.2, Vaughan, Parts 1, 3, 4, 5, 6, 7, 8, & 9 Plan 65R-37034 PIN 03261-0321
Application for Consent to Establish a New Easement
Blue Water Ranch Developments Inc.

The Application: Consent to Establish New Easement

As agents for Blue Water Ranch Developments Inc., (herein referred to as “Blue Water”) owner of the lands described as Part Lot 6, Con.2, Vaughan, Parts 1, 3, 4, 5, 6, 7, 8, & 9 Plan 65R-37034 PIN 03261-0321 (the “Blue Water Lands”), Cityzen Development Group is pleased to submit a consent application to the Committee of Adjustment to establish an easement over a 2.2 metre strip running along the southern property line of the Blue Water Lands, in favour of 2022573 Ontario Inc. and Thornhill Retirement Residence Limited Partnership (herein collectively referred to as “Metro”), the owner of the lands located directly South of the Blue Water Lands, municipally known as 784 Centre Street (the “Metro Lands”).

The purpose of the proposed easement is to provide access for the maintenance and repair of a retaining wall to be located on the Blue Water Lands adjacent to the northern property line of the Metro Lands (the “Retaining Wall”).

Concurrently, we are submitting a companion application for an easement in favour of Blue Water for access to maintain and repair the Retaining Wall from the other side on the Metro Lands.

Background

Blue Water Development

The Blue Water Lands are the subject of applications for an Official Plan Amendment, a Zoning By-law Amendment, and Site Plan Approval that were originally submitted in August 2021, and further revised on April 28, 2022 (collectively, the “Development Applications” File Nos. OP.21.017; Z.21.032 & DA.21.041).

The Development Applications were appealed to the Ontario Land Tribunal (the “Tribunal”) and subsequently approved in principle, following a settlement hearing held on June 2, 2023 (Case No. OLT-22-004531). As approved, the Development Applications permit the development of two residential towers of 26 and 29 storeys with a total gross floor area of 52,075 square metres (the “Phase 2 Blue Water Development”).



The Blue Water Lands have a higher elevation than the Metro Lands to the south. As a result, the design of the Phase 2 Blue Water Development has been modified to include the Retaining Wall on the Blue Water Lands at the boundary of the Metro Lands. As measured on the Blue Water Lands, **the Retaining Wall varies in height from 0.75 m at the west end to 1.81 m at the east end.** We understand that City Staff are generally accepting of the site design including the Retaining Wall, provided maintenance of the retaining wall can be facilitated by an easement between the Metro Lands and the Blue Water Lands.

We note that the Phase 2 Blue Water Development forms part of a larger development scheme that includes the lands north of the Bluewater Lands at 10 and 20 Gatineau Drive (known as the D’Or Condominiums), which formed Phase 1 of the Blue Water residential development. **Part 8 and Part 9 on Plan 65R-37034 are required to be transferred to the city upon first occupancy of Blue Water Phase 2, as outlined in the Development Agreement for Phase 1 - there will be a partial release and abandonment of the easement as it relates to Part 8 and Part 9 upon transfer to the Municipality.**

Specifics of the Proposed Consent Applications

Accompanying this letter is a Draft R-Plan that was prepared by KRCMAR Surveyors Ltd. (undated) in support of this application. The Draft R-Plan identifies the following part on the Metro Lands and the Blue Water Lands respectively:

Part No.	Owner of Part	Easement in Favour Of:	Description
1	Metro	Blue Water	Access to maintain and repair the Retaining Wall (concurrent application)
2	Blue Water	Metro	Access to maintain and repair the Retaining Wall (this application)

The current application would subject Part 2 identified on the Draft R-Plan to an easement in favour of Metro for the purpose of providing access to maintain and repair the Retaining Wall (the “Proposed Easement”). The concurrent application provides access to Blue Water to maintain and repair the Retaining Wall, as necessary, from the other side on the Metro Lands.

A Rationale in support of the Proposed Easement is provided below.

Analysis and Rationale

As noted above, the Proposed Easement is required by City Staff as a condition of its support of the proposed Phase 2 Blue Water Development otherwise approved in principle through the recent Tribunal decision.

As confirmed by the Tribunal, the Phase 2 Blue Water Development (i) has regard to matters of provincial interest in s.2 of the Act; (ii) is consistent with the PPS 2020; (iii) conforms to the Growth Plan; (iv) conforms to the City’s OP; (v) conforms to the Region OP; (vi) conforms to the Bathurst and Centre Street: Thornhill Town Centre Area Specific



Policies; and (vi) has regard to the YROP 2022.

The Proposed Easement will not result in any modifications to the approved form of development on either the Blue Water Lands or the Metro Lands, implements the Official Plan Amendment and Zoning By-law amendment approved in principle by the Tribunal, and ultimately satisfies the applicable tests and criteria further described below.

Planning Act

Section 53(12) of the Planning Act requires that in considering an application for consent, regard shall be had among other matters, to the criteria included under Section 51(24) regarding the approval of a draft plan of subdivision. The current application has been assessed against and satisfies the relevant criteria under Section 51(24). For example, the Proposed Easement is consistent with the matters of provincial interest listed in Section 2 of the Planning Act. Further, the Proposed Easement is not premature, and is in the public interest given that it is sought to fulfill a condition associated with the site plan and zoning by-law amendment approved in principle by the Tribunal, which was required by the City to ensure proper maintenance of the Retaining Wall.

Provincial Policy Statement (2020)

The Provincial Policy Statement (“PPS”) provides policy direction on matters of provincial interest related to land use planning and development with the overarching objective of enhancing the quality of life for all Ontarians. The Planning Act requires that decisions affecting a planning matter “be consistent with” the policies of the PPS. The proposed easement is consistent with the PPS it will allow for efficient development of underutilized lands within the existing urban area of the City of Vaughan in accordance with the form of development that has been approved in principle by the Tribunal.

Growth Plan for the Greater Golden Horseshoe (2019)

The Growth Plan for the Greater Golden Horseshoe (“Growth Plan”) provides a framework for implementing the provincial government’s vision for building stronger, prosperous communities by better managing growth in the Greater Golden Horseshoe. The Planning Act also requires that decisions affecting a planning matter “conform with” the Growth Plan. The Proposed Easement conforms with the Growth Plan insofar as it will allow for the Phase 2 Blue Water Development that provides additional housing options, and will support growth in proximity to existing retail and services, helping to achieve a complete community.

Conclusion and Recommendations

Based on the above analysis, the Proposed Easement satisfies the applicable tests and criteria under the Planning Act, is consistent with the PPS, and conforms to the Growth Plan. Furthermore, it implements the form of development and the Official Plan and Zoning By-law Amendments that have been approved in principle by the Tribunal in its recent decision. If approved by the Committee of Adjustment, the application for the Proposed Easement will not result in any modifications to either property other than the creation of the easement over the Metro Lands to provide access to the Retaining Wall for the purpose of maintenance and repair, as required by City Staff in its review of the development application for the Phase 2 Blue Water Development.



Application Materials

Please find enclosed the following materials in respect of the application:

1. Committee of Adjustment Application Form, including executed Authorization Form;
2. Draft R-Plan prepared by KRCMAR Surveyors Ltd. (dated January 3, 2024);
3. Landscape Plan No. L-1a prepared by the Mbtw Group (dated December 2020);
4. Sketch of the Retaining Wall showing elevations relative to the grade of the Metro Lands and the Blue Water Lands.

The Committee's fees in the amount of \$3,381.02 payable to the Treasurer, City of Vaughan, will be submitted via wire transfer once the application has been accepted. If you have any questions or require any additional information or materials in respect of this application, please contact the undersigned.

Yours truly,

A handwritten signature in black ink, appearing to read "K. Zwicker", written in a cursive style.

Kristine Zwicker
Encl.

SCHEDULE D: BACKGROUND

None