

<b>ITEM #: 6.19</b>	<b>REPORT SUMMARY CONSENT APPLICATION FILE NUMBER B004/24</b>
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Report Date: Friday, June 14, 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 checked="" type="checkbox"/>	No <input type="checkbox"/>	General Comments w/Conditions
Building Standards (Zoning)	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 checked="" type="checkbox"/>	No <input type="checkbox"/>	Recommend Approval w/Conditions
Real Estate	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	General Comments
Development Finance	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	General Comments w/Conditions
Forestry	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	General Comments

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
TRCA	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	General Comments
Region of York	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	General Comments

**PUBLIC & APPLICANT CORRESPONDENCE (SEE SCHEDULE C)**

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 <small>(mm/dd/yyyy)</small>	Summary
Applicant			04/23/2024	Applicant Cover Letter
Applicant			06/04/2024	Planning Justification Letter

**BACKGROUND (SCHEDULE D, IF REQUIRED)**

\* Background Information contains historical development approvals considered to be related to this file.  
This information should not be considered comprehensive.

Application No. (City File)	Application Description <small>(i.e. Minor Variance Application; Approved by COA / OLT)</small>
None	None

**ADJOURNMENT HISTORY**

\* Previous hearing dates where this application was adjourned by the Committee and public notice issued.

Hearing Date	Reason for Adjournment (to be obtained from NOD_ADJ)
None	None

**SCHEDULES**

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



**REPORT SUMMARY  
CONSENT APPLICATION  
FILE NUMBER B004/24**

<b>CITY WARD #:</b>	<b>1</b>
<b>APPLICANT:</b>	Fenmarcon Developments (East) Inc.
<b>AGENT:</b>	Condor Properties
<b>PROPERTY:</b>	11110 Jane Street, Maple
<b>ZONING DESIGNATION:</b>	See below.
<b>VAUGHAN OFFICIAL PLAN (2010) DESIGNATION:</b>	The subject lands are designated “Prestige Areas”, “General Employment Areas” and “Potential Valley and Stream Corridor” by Vaughan Official Plan (‘VOP’) 2010, Volume 2, Highway 400 North Employment Lands Secondary Plan (‘OPA #637’).
<b>RELATED DEVELOPMENT APPLICATIONS:</b>	19T-19V002
<b>PURPOSE OF APPLICATION:</b>	Consent is being requested to sever a parcel of land for Employment purposes and to facilitate the Block 34 Cost Sharing Agreement under Draft Plan of Subdivision 19T-19V002.  The severed parcel of land has frontage along Jane Street and Shipwill Street and is approximately 31,238.11 square metres. The retained parcel of land also has frontage along Jane Street and Shipwill Street and is approximately 30,238.11 square metres. The severed and retained land are currently vacant.

**HEARING INFORMATION**

**DATE OF MEETING:** Thursday, June 20, 2024  
**TIME:** 6:00 p.m.  
**MEETING LOCATION:** Vaughan City Hall, Woodbridge Room (2<sup>nd</sup> Floor), 2141 Major Mackenzie Drive  
**LIVE STREAM LINK:** [Vaughan.ca/LiveCouncil](http://Vaughan.ca/LiveCouncil)

**PUBLIC PARTICIPATION**

If you would like to speak to the Committee of Adjustment at the meeting, either remotely or in person, please complete the [Request to Speak Form](#) and submit to [cofa@vaughan.ca](mailto:cofa@vaughan.ca)

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

**Email:** [cofa@vaughan.ca](mailto:cofa@vaughan.ca)

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

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

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

**INTRODUCTION**

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

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

- ✓ Conformity to Section 51(24) as required by Section 53(12) of the Planning Act.

## INTRODUCTION

- ✓ 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

<b>Date Public Notice Mailed:</b>	June 6, 2024
<b>Date Applicant Confirmed Posting of Sign:</b>	May 23, 2024
<b>COMMENTS:</b>	
Recommended conditions of approval:	
<b>Committee of Adjustment Recommended Conditions of Approval:</b>	<ol style="list-style-type: none"> <li>1. That the applicant's solicitor confirms the legal description of both the severed and retained land.</li> <li>2. That the applicant provides two (2) full size copies of the deposited plan of reference of the entire land which conforms substantially with the application as submitted.</li> <li>3. That the applicant provides an electronic copy of the deposited reference plan to cofa@vaughan.ca</li> <li>4. Payment of the Certificate Fee as provided on the City of Vaughan's Committee of Adjustment Fee Schedule.</li> </ol>

## BUILDING STANDARDS (ZONING)

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

## DEVELOPMENT PLANNING

**See Schedule B for Development Planning Comments.	
<b>Development Planning Recommended Conditions of Approval:</b>	TBD

## DEVELOPMENT ENGINEERING

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

The Development Engineering (DE) Department does not object to variance application B004/24. Subject to the following condition(s):

<b>Development Engineering Recommended Conditions of Approval:</b>	<ol style="list-style-type: none"> <li>1. The Owner / Applicant shall prepare and register a reference plan at their expense showing all existing and proposed easements to the satisfaction of the Development Engineering Department (DE) for the Subject Lands applicable to the Consent Application. The Owner/Applicant shall submit a draft reference plan to DE for review prior to deposit with the Land Registry. The Owner/Applicant shall submit the deposited reference plan to DE to clear this condition.</li> <li>2. The Owner/Applicant shall provide conceptual site grading and servicing plan(s) for both the severed and retained parcels to the satisfaction of the Development Engineering (DE) Department. The plan(s) should identify all existing and proposed services, existing and proposed elevations, and acceptable access.</li> </ol>
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## PARKS, FORESTRY & HORTICULTURE (PFH)

No comment or concerns.	
<b>PFH Recommended Conditions of Approval:</b>	None.

### DEVELOPMENT FINANCE

That the payment of the City Development Charge is payable to the City of Vaughan prior to issuance of a building permit in accordance with the Development Charges Act and City-wide Development Charge By-law in effect at time of payment.

That the payment of Region of York Development Charge is payable to the City of Vaughan prior to issuance of a building permit in accordance with the Development Charges Act and Regional Development Charges By-laws in effect at time of payment.

That the payment of Education Development Charge is payable to the City of Vaughan prior to issuance of a building permit in accordance with the Education Act and York Region District School Board and York Catholic District School Board Development Charges By-laws in effect at time of payment.

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

**Development Finance Recommended Conditions of Approval:**

1. The owner shall pay of a Tree Fee, approved by Council as of the date of granting the consent. Payment is to be made by certified cheque, to the satisfaction of the City of Vaughan Financial Planning and Development Finance Department (contact Nelson Pereira to have this condition cleared).
2. The owner shall pay all property taxes as levied. Payment is to be made by certified cheque, to the satisfaction of the City of Vaughan Financial Planning and Development Finance Department (contact Nelson Pereira to have this condition cleared).

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

No comments received to date.

**BCLPS Recommended Conditions of Approval:**

None.

### REAL ESTATE

No cash-in-lieu payment is required as CIL payment was collected at time of subdivision through file 19T-19V002.

**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.

### 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	Committee of Adjustment <a href="mailto:cofa@vaughan.ca">cofa@vaughan.ca</a>	<ol style="list-style-type: none"> <li>1. That the applicant's solicitor confirms the legal description of both the severed and retained land.</li> <li>2. That the applicant provides two (2) full size copies of the deposited plan of reference of the entire land which conforms substantially with the application as submitted.</li> <li>3. That the applicant provides an electronic copy of the deposited reference plan to <a href="mailto:cofa@vaughan.ca">cofa@vaughan.ca</a></li> </ol>

## 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:

		4. Payment of the Certificate Fee as provided on the City of Vaughan's Committee of Adjustment Fee Schedule.
1	Development Engineering <a href="mailto:jonal.hall@vaughan.ca">jonal.hall@vaughan.ca</a>	<ol style="list-style-type: none"> <li>1. The Owner / Applicant shall prepare and register a reference plan at their expense showing all existing and proposed easements to the satisfaction of the Development Engineering Department (DE) for the Subject Lands applicable to the Consent Application. The Owner/Applicant shall submit a draft reference plan to DE for review prior to deposit with the Land Registry. The Owner/Applicant shall submit the deposited reference plan to DE to clear this condition.</li> <li>2. The Owner/Applicant shall provide conceptual site grading and servicing plan(s) for both the severed and retained parcels to the satisfaction of the Development Engineering (DE) Department. The plan(s) should identify all existing and proposed services, existing and proposed elevations, and acceptable access.</li> </ol>
2	Development Finance <a href="mailto:nelson.pereira@vaughan.ca">nelson.pereira@vaughan.ca</a>	<ol style="list-style-type: none"> <li>1. The owner shall pay of a Tree Fee, approved by Council as of the date of granting the consent. Payment is to be made by certified cheque, to the satisfaction of the City of Vaughan Financial Planning and Development Finance Department (contact Nelson Pereira to have this condition cleared).</li> <li>2. The owner shall pay all property taxes as levied. Payment is to be made by certified cheque, to the satisfaction of the City of Vaughan Financial Planning and Development Finance Department (contact Nelson Pereira to have this condition cleared).</li> </ol>
3	Development Planning <a href="mailto:Alyssa.Pangilinan@vaughan.ca">Alyssa.Pangilinan@vaughan.ca</a>	TBD

*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.

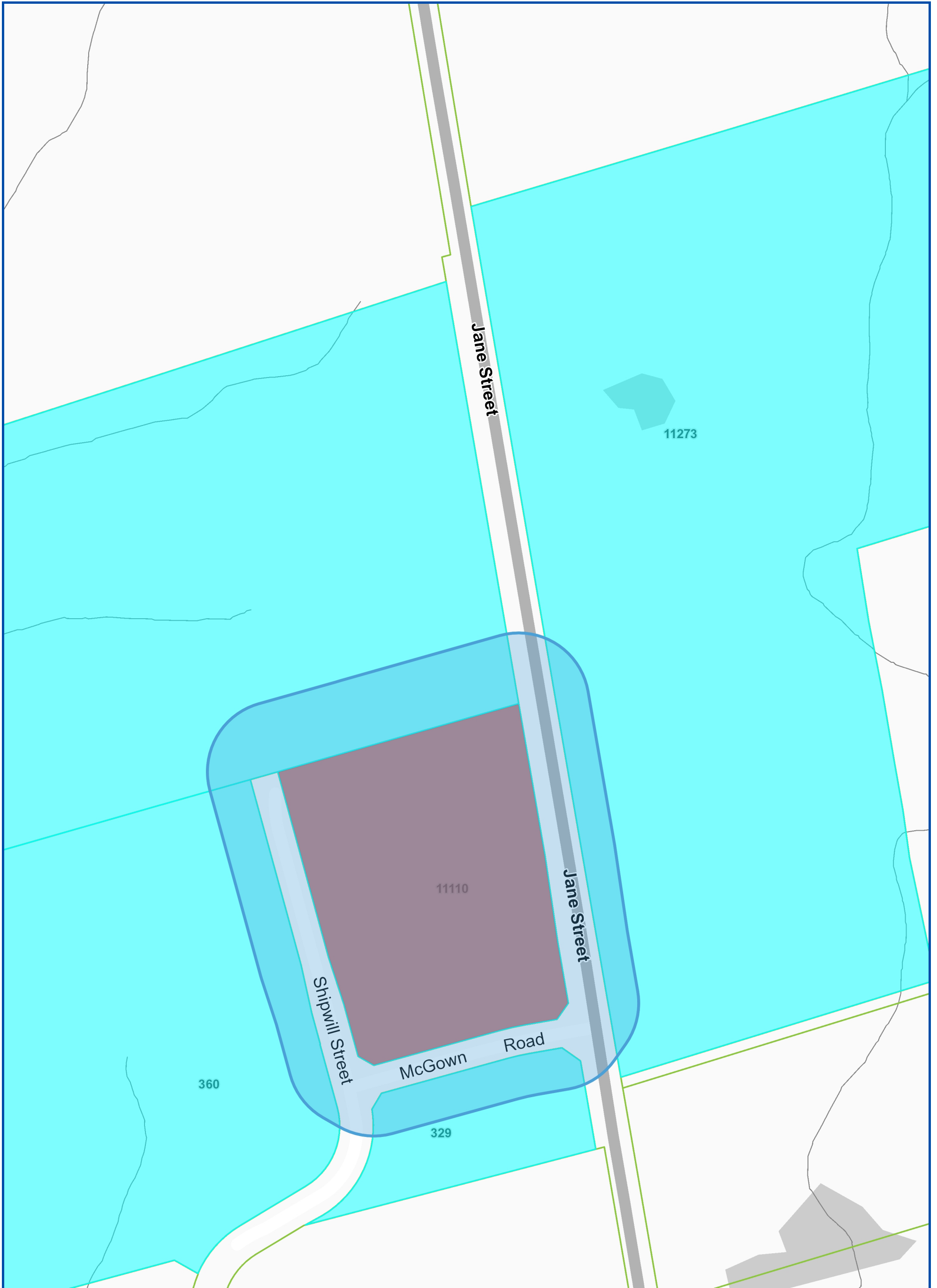
That the payment of the Education Development Charge if required, is payable to the City of Vaughan before issuance of a building permit in accordance with the Development Charges Act and the Boards of Education By-laws in effect at the time of payment

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.

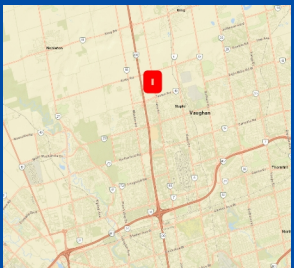
**NOTICE OF DECISION:** If you wish to be notified of the decision in respect to this application or a related Ontario Land Tribunal (OLT) hearing you must complete a Request for Decision form and submit to the Secretary Treasurer (ask staff for details). In the absence of a written request to be notified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

**SCHEDULE A: DRAWINGS & PLANS**





Map Information:



Title:

# NOTIFICATION MAP - B004/24

11110 JANE STREET, MAPLE

Disclaimer:

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



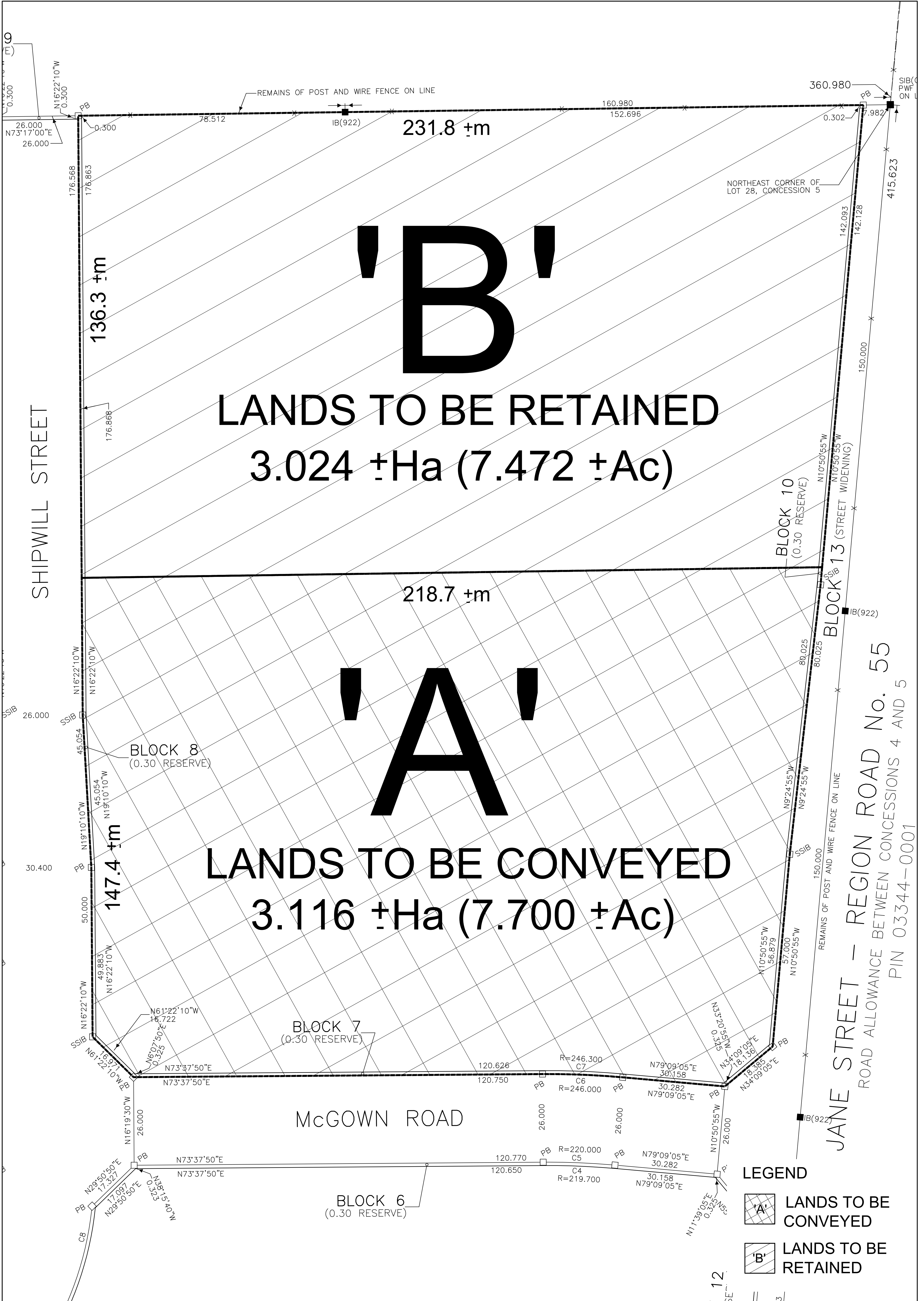
Scale: 1:4,514

0 0.07 km



Created By:  
Infrastructure Delivery  
Department  
March 26, 2024 10:08 AM

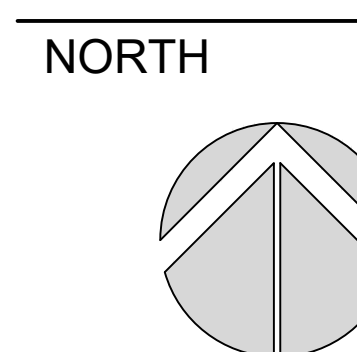
Projection:  
NAD 83  
UTM Zone  
17N



DRAWING TITLE  
**SEVERANCE APPLICATION SKETCH**

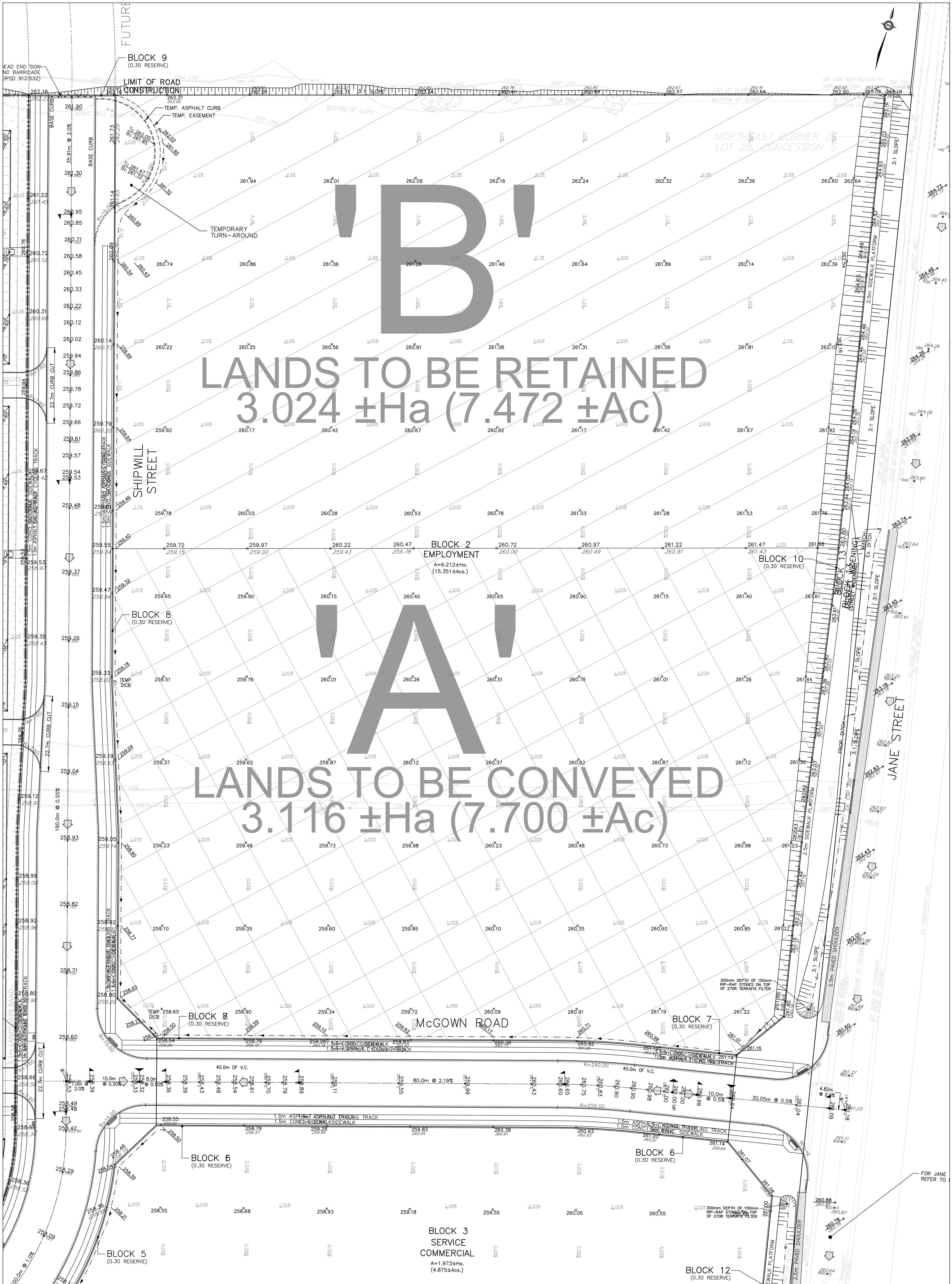
PROJECT NAME  
BLOCK 34 (BLOCK 2 SEVERANCE)  
PROJECT N<sup>o</sup>      DATE  
MARCH 2024

SCALE  
1:500  
DRAWN BY  
DP



DRAWING N<sup>o</sup>  
**SK1**





**'B'**

**LANDS TO BE RETAINED**  
 $3.024 \pm \text{Ha}$  ( $7.472 \pm \text{Ac}$ )

**'A'**

**LANDS TO BE CONVEYED**  
 $3.116 \pm \text{Ha}$  ( $7.700 \pm \text{Ac}$ )

**LEGEND**

	LANDS TO BE CONVEYED
	LANDS TO BE RETAINED

<b>DRAWING TITLE</b> GRADING PLAN	<b>PROJECT NAME</b> BLOCK 34 (BLOCK 2 SEVERANCE)	<b>SCALE</b> 1:500	<b>DRAWING N<sup>o</sup></b> GR1
	<b>PROJECT N<sup>o</sup></b>	<b>DATE</b> APRIL 2024	<b>DRAWN BY</b> AM

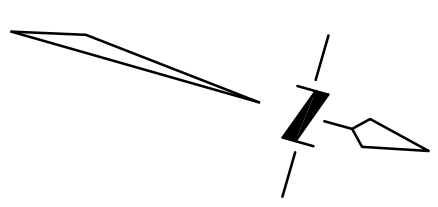


PART	BLOCK	REGISTERED PLAN	PIN	AREA (m <sup>2</sup> )
1	BLOCK	REGISTERED PLAN	PIN	
PART OF 2	65M-4748	03345-0523		30759.8

PLAN OF SURVEY OF  
**PART OF BLOCK 2**  
**REGISTERED PLAN 65M-4748**  
**CITY OF VAUGHAN**  
**REGIONAL MUNICIPALITY OF YORK**

SCALE 1:500

SCHAEFFER DZALDOV PURCELL LTD.



**JANE STREET -- REGION ROAD No. 55**  
 ROAD ALLOWANCE BETWEEN CONCESSIONS 4 AND 5  
 PIN 03344-0001

**NOTES**

- DENOTES PLANTED MONUMENT
- DENOTES IRON BAR
- SB DENOTES SHORT STANDARD IRON BAR
- IB DENOTES IRON BAR
- P DENOTES REGISTERED PLAN 65M-4748
- 922 DENOTES SCHAEFFER DZALDOV PURCELL LTD. MEASURED
- M DENOTES MEASURED

ALL FOUND MONUMENTS ARE NUMBERED 922.

BEARINGS ARE UTM GRID, DERIVED FROM SPECIFIED CONTROL POINTS 105990073 AND 105990076, UTM ZONE 17, NAD83 (ORIGINAL). DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 0.999729

SPECIFIED CONTROL POINTS (SCP#): UTM ZONE 17, NAD83 (ORIGINAL)

POINT ID.	NORTHING	EASTING
SCP 105990073	4860272.348	616859.877
SCP 105990076	4858821.283	617133.609

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 SURVEY ACT, THE SURVEYORS ACT, THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
- THE SURVEY WAS COMPLETED ON THE DAY OF \_\_\_\_\_, 2024.

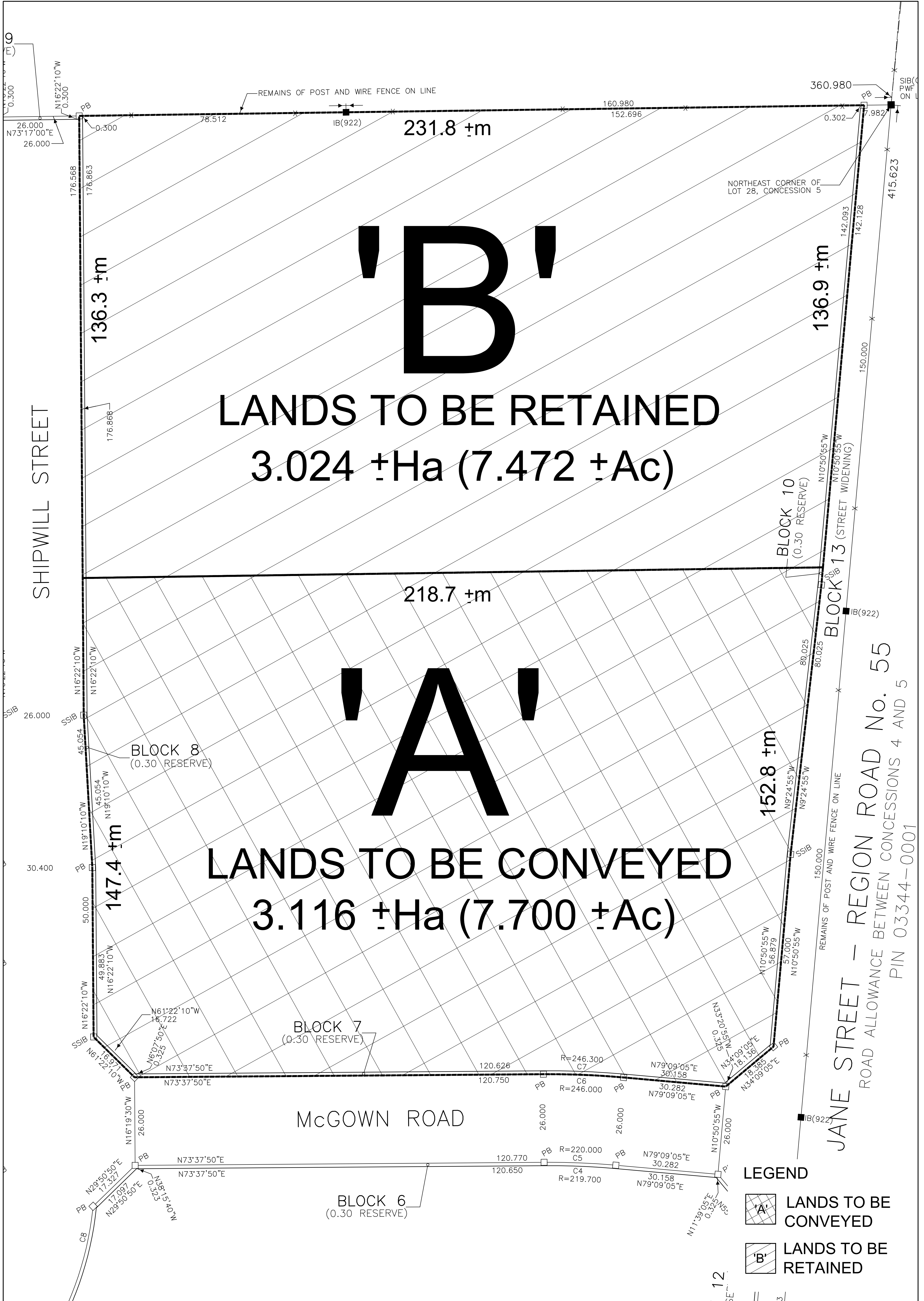
DATE: \_\_\_\_\_

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER \_\_\_\_\_

SCHAEFFER DZALDOV PURCELL LTD.  
 ONTARIO LAND SURVEYORS

64 JARDIN DRIVE CONCORD, ONTARIO L4K 3P5 TEL: (416) 987-0101  
 CALC. BY: DRAWN: ACID/LW CHECKED: SCALE 1:400 JOB NO. 04-604-08  
 DATE: 2024 MARCH 4





**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
Alectra	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	General Comments
TRCA	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	General Comments
Region of York	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	General Comments



**Date:** May 16<sup>th</sup> 2024  
**Attention:** **Christine Vigneault**  
**RE:** Request for Comments

**File No.:** **B004-24**  
**Related Files:**  
**Applicant:** Condor Properties  
**Location** 11110 Jane Street



Discover the possibilities

### COMMENTS:

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

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

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

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

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

#### References:

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

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

Stephen Cranley, C.E.T

Mitchell Penner

Supervisor, Distribution Design, ICI & Layouts (North)

Supervisor, Distribution Design-Subdivisions

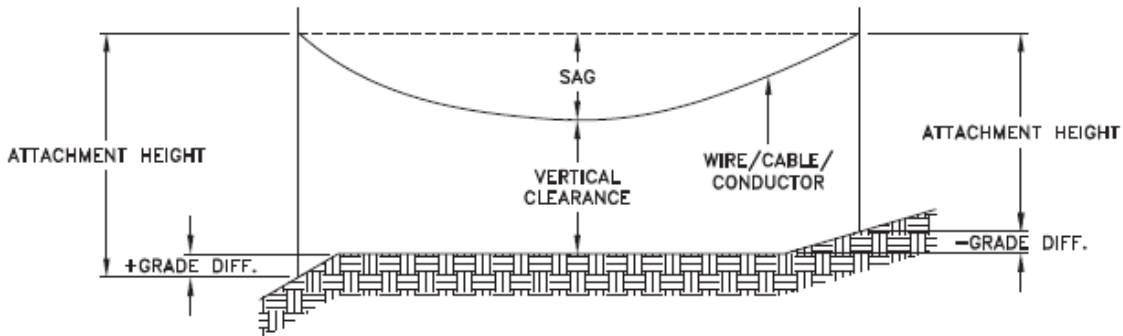
**Phone:** 1-877-963-6900 ext. 31297

**Phone:** 416-302-6215

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

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

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



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

**NOTES:**

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

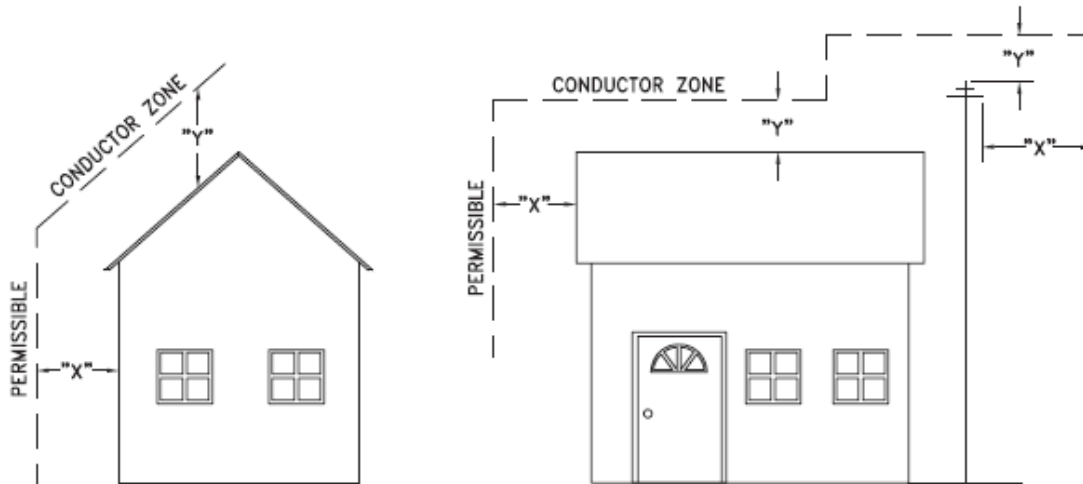
METRIC	IMPERIAL (APPROX)
810cm	27'-0"
760cm	25'-4"
730cm	24'-4"
520cm	17'-4"
480cm	16'-0"
442cm	15'-5"
370cm	12'-4"
340cm	11'-4"
310cm	10'-4"
250cm	8'-4"

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

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

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



VOLTAGE	MINIMUM HORIZONTAL CLEARANCE 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:** Gregory Seganfreddo, Building Standards Department  
**Date:** May 14, 2024  
**Applicant:** Condor Properties  
**Location:** CONC 5 Part of Lot 28 municipally known as 11110 Jane Street  
**File No.(s):** B004/24

**Zoning Classification:**

The subject lands are zoned EM1, Prestige Employment Zone and subject to the provisions of Exception 14.1110 under Zoning By-law 001-2021, as amended.

#	Zoning By-law 001-2021 Requirements	Proposal
1	Lot Area: A minimum of 1800 m <sup>2</sup> is required.	The proposed lot area of 31,160.79 m <sup>2</sup> for the severed lands complies with the minimum lot area requirement.
		The proposed lot area of 30,238.11 m <sup>2</sup> for the retained lands complies with the minimum lot area requirement.
2	Lot Frontage: A minimum of 30.0 metres is required.	The proposed lot frontage of 147.4 metres for the severed lands complies with the minimum lot frontage requirement.
		The proposed lot frontage of 136.9 metres for the retained lands complies with the minimum lot frontage requirement.

**Staff Comments:**

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

There are no outstanding Orders on file.

**Building Permit(s) Issued:**

A Building Permit has not been issued. The Ontario Building Code requires a building permit for structures that exceed 10m2.

**Other Comments:**

Zoning By-law 01-2021	
1	None.

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.
2	The lands are located withing a Heritage Area, Heritage approval may be required.

**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.

**From:** [Cameron McDonald](#)  
**To:** [Committee of Adjustment](#)  
**Subject:** [External] RE: B004/24 - REQUEST FOR COMMENTS, CITY OF VAUGHAN  
**Date:** Thursday, May 23, 2024 10:21:54 AM  
**Attachments:** [image003.png](#)

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**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.

Good morning,

Based on a review of our screening mapping, I can confirm that the subject property is not located within TRCA's Regulated Area. As such, any site alteration or development on the property would not require a permit from TRCA.

Based on the above, we have no comments/requirements.

Regards,

**Cameron McDonald**

Planner I

Development Planning and Permits | Development and Engineering Services

T: [\(437\) 880-1925](tel:4378801925)

E: [cameron.mcdonald@trca.ca](mailto:cameron.mcdonald@trca.ca)

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



**From:** [Development Services](#)  
**To:** [Prabhdeep Kaur](#)  
**Cc:** [Committee of Adjustment](#)  
**Subject:** [External] RE: B004/24 - REQUEST FOR COMMENTS, CITY OF VAUGHAN  
**Date:** Monday, May 27, 2024 5:19:05 PM  
**Attachments:** [image002.png](#)  
[image004.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.

Hi Prabhdeep,

The Regional Municipality of York has completed its review of the minor variance application – B004/24 (11110 Jane Street) and has no comment.

Please provide us with a **digital copy of the notice of decision** for our records.

Many thanks,

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

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

The Regional Municipality of York | 17250 Yonge Street | Newmarket, ON L3Y 6Z1  
1-877-464-9675 ext. 71521 | [niranjan.rajevan@york.ca](mailto:niranjan.rajevan@york.ca) | [www.york.ca](http://www.york.ca)

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**SCHEDULE C: PUBLIC & APPLICANT CORRESPONDENCE**

Name	Address	Date Received (mm/dd/yyyy)	Summary
Applicant		04/23/2024	Applicant Cover Letter
Applicant		06/04/2024	Planning Justification Letter





April 3, 2024

Committee of Adjustment  
City of Vaughan  
2141 Major Mackenzie Drive  
Vaughan, ON, L6A 1T1

**Attention:**      **Committee of Adjustment (COA)**

**Re:**              **Consent to Sever Application**  
                      **Fenmarcon Developments (East) Inc.**  
                      **11110 Jane Street**  
                      **City of Vaughan, Regional Municipality of York**

---

Condor Properties Ltd. (on behalf of the legal owner 'Fenmarcon Developments (East) Inc.' – "Fenmarcon", "the owner") is pleased to submit the following application to Sever Block 2 ("the site") on Plan 65M-4748. The site is located on the west side of Jane Street, east of Shipwill Street, north of McGown Road, and south of Kirby Road, as seen on the submitted Severance Sketch.

The following application contemplates the severance of Block 2 for the purpose of satisfying the conditions within the Block 34 Cost Sharing Agreement for "equilization" between Landowners, on the basis of land area. The Land Exchange Agreement between Fenmarcon and Fleur De Cap Inc. ("Fleur") outlines the requirement for Fenmarcon to deliver to Fleur 3.116ha. (7.700 ac.). See condition below:

*"Fenmarcon agrees to transfer to Fleur the Fenmarcon Exchange Lands. The parties agree that the Fenmarcon Exchange Lands are deemed to contain 7.700 acres (3.116 ha), as set out on Schedule "B" attached hereto."*

Given the above and per the City of Vaughan's submission requirements for file B004/24, the following materials have been uploaded to the City of Vaughan's Service Vaughan Portal in support of the Consent to Sever Application:

1. Consent to Sever Sketch, prepared by Condor Properties Ltd. dated March 19, 2024;
2. City of Vaughan Executed Tree Declaration Form, dated March 27, 2024;
3. City of Vaughan Executed Authorization Form, dated March 27, 2024;
4. City of Vaughan Executed Authorizing Statements, dated March 27, 2024;
5. Reference Plan, prepared by Schaeffer Dzaldov Purcell Ltd. dated March 4, 2024.

We trust the above is in order. If you have any questions or concerns, please do not hesitate to contact the undersigned.

Sincerely,

Alex Beduz  
Condor Properties Ltd.





64 JARDIN DRIVE, UNIT 1B  
CONCORD, ONTARIO L4K 3P3

T 905.669.4055  
KLMPLANNING.COM

File: P-3050

June 3, 2024

Committee of Adjustment  
City of Vaughan  
2141 Major MacKenzie Drive  
Vaughan, ON  
L6A 1T1

**Attention: Committee of Adjustment (COA)**

**Re: Planning Justification Memo  
Consent to Sever Application  
Fenmarcon Developments (East) Inc.  
11110 Jane Street  
City of Vaughan, Region of York**

Dear Committee,

We act on behalf of the Owner (Fenmarcon Developments (East) Inc.), with respect to the preparation of the Planning Justification Memo for the proposed consent to sever lands located on Block 2 on registered Plan 65M-4748.

### **1.0 Description**

The subject lands are approximately 6.14 hectares (15.17 acres) in size, located on the west side of Jane Street, east of Shipwill Street, north of McGown Road, and south of Kirby Road, as shown on the submitted Severance Sketch, prepared by Condor Properties Ltd., dated March 2024. The subject site is located within Block 34 East, which is located in the southeast quadrant of the Highway 400 North Employment Lands Secondary Plan (OPA 637).

### **2.0 Background**

Zoning was originally approved in April 2020 by Zoning By-law Amendment Z.19.007. The Plan of Subdivision was registered in August 2022, which created the public road network and three development blocks, including the subject lands (Block 2). Following approval of the ZBA and Subdivision, the Site Plan Application for Block 1 was approved in August 2022 to facilitate the development of a 98,522 square metres distribution centre and a 2,048 square metre ancillary office building. In December 2022, a Site Plan Application for Block 3 was submitted to facilitate the development of a 9,739.33 square metre distribution facility and subsequently approved by the City on June 26, 2023. Block 2 in Registered Plan 65M-4748 remains vacant.

### **3.0 Proposal**

The proposed Consent seeks to sever Block 2 for the purpose of satisfying the condition within the Block 34 Cost Sharing Agreement for "equalization" between Landowners, on the basis of land area. The Land Exchange Agreement between Fenmarcon and Fleur De Cap Inc. ("Fleur") outlines the requirement for Fenmarcon to deliver to Fleur 3.116ha. (7.700 ac.). See condition below:

"Fenmarcon agrees to transfer to Fleur the Fenmarcon Exchange Lands. The parties agree that the Fenmarcon Exchange Lands are deemed to contain 7.700 acres (3.116 ha), as set out on Schedule "B" attached hereto."

The proposed severance will result in two parcels. The proposed severed parcel will be approximately 3.116 hectares (7.7 acres) in size, with frontage of approximately 137.0 metres (449.5 feet) along Jane Street, frontage of approximately 150.8 metres (494.8 feet) along McGown Road and frontage of approximately 95.1 metres (312.0 feet) along Shipwill Street. The proposed retained lot will have an area of approximately 3.024 hectares (7.47 acres), with frontage of approximately 142.1 metres (466.2 feet) along Jane Street and approximately 136.3 metres (447.2 feet) along Shipwill Street.

The severed and retained lands are intended to be used for employment uses in accordance with the existing zoning.

#### **4.0 Planning Justification**

The York Region Official Plan (2022) designates the subject lands within the 'Urban Area', more specifically the 'Employment Area' on Map 1A, where employment growth and development is directed.

The City of Vaughan's Official Plan places these lands within the Highway 400 North Employment Lands Secondary Plan, which designates the lands within the 'Prestige Areas' – Schedule C to Amendment no. 637. The City of Vaughan's Comprehensive Zoning By-law 001-2021 zones these lands Prestige Employment Zone with Site Specific policies -EM1 exception 1110, which was settled at the Ontario Land Tribunal (OLT), for which a decision was issued June 26, 2023. The proposed retained and severed parcels both satisfy the minimum lot area and minimum lot frontage requirements of the Zoning By-law, which requires a minimum lot area of 1800 square metres or 0.18 hectare and a minimum lot frontage of 30 metres, which is well exceeded in both cases for both the severed and retained lands.

Section 53(12) of the Planning Act provides that the approval authority shall have regard to matters as under Section 51(24) when considering a consent application. We have reviewed Section 51(24) in its entirety and, regard has been had to the applicable criteria, in consideration that the proposal complies with the Official Plan, the lots are of an appropriate size and configuration for the intended employment use and the existing zoning restrictions are appropriate to regulate the future use and development of the lands.

Given the above and per the City of Vaughan's submission requirements for file B004/24, we understand from Condor Properties Ltd. that the following materials have been uploaded to the City of Vaughan's Service Vaughan Portal in support of the Consent to Sever Application:

1. Consent to Sever Sketch, prepared by Condor Properties Ltd. dated March 19, 2024;
2. City of Vaughan Executed Tree Declaration Form, dated March 27, 2024;
3. City of Vaughan Executed Authorization Form, dated March 27, 2024;
4. City of Vaughan Executed Authorizing Statements, dated March 27, 2024;
5. Reference Plan, prepared by Schaeffer Dzaldov Purcell Ltd. dated March 4, 2024.

We trust that the above materials are in order and would facilitate staff to proceed to a recommendation report for the applications. Should you have any questions with respect to the enclosed, please do not hesitate to contact the undersigned.

Yours truly,  
**KLM PLANNING PARTNERS INC.**



Mark Yarranton MCIP, RPP  
President

cc. Fenmarcon Developments (East) Inc.

## SCHEDULE D: BACKGROUND

None