

Report Date: July 4, 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 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
Development Finance	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	General Comments w/Conditions
Real Estate	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	General Comments
By-law & Compliance	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
Region of York	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	General Comments
TRCA	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	General Comments
Bell Canada	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			06/13/2024	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>
N/A	N/A

**ADJOURNMENT HISTORY**

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

Hearing Date	Reason for Adjournment <small>(to be obtained from NOD_ADJ)</small>
N/A	N/A

**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 B007/24**

<b>CITY WARD #:</b>	<b>2</b>
<b>APPLICANT:</b>	3288212 Nova Scotia Ltd.
<b>AGENT:</b>	Sandra K. Patano (Weston Consulting)
<b>PROPERTY:</b>	6100 Langstaff Road, Vaughan
<b>ZONING DESIGNATION:</b>	See below.
<b>VAUGHAN OFFICIAL PLAN (2010) DESIGNATION:</b>	Vaughan Official Plan 2010 ('VOP 2010'): "Prestige Employment" by Volume 2, Section 11.9 - West Vaughan Employment Area Secondary Plan.
<b>RELATED DEVELOPMENT APPLICATIONS:</b>	None
<b>PURPOSE OF APPLICATION:</b>	Consent is being requested to sever a parcel of land for employment purposes to facilitate the construction of a utility substation (Alectra).  The severed parcel of land will have frontage on Line Drive and is approximately 6,000 m2.  The retained parcel of land will have frontage onto Langstaff Road and is approximately 107,000 m2.

**HEARING INFORMATION**

**DATE OF MEETING:** Wednesday, July 10, 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.
- ✓ Conformity to the City of Vaughan Official Plan.
- ✓ Conformity to the Provincial Policy Statements as required by Section 3 (1) of the Planning Act.

## INTRODUCTION

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 26, 2024
<b>Date Applicant Confirmed Posting of Sign:</b>	June 24, 2024
<b>COMMENTS:</b>	
None	
<b>Committee of Adjustment Recommended Conditions of Approval:</b>	<ol style="list-style-type: none"> <li>1. That the applicant's solicitor 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> <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>	TBC

## DEVELOPMENT ENGINEERING

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

Consent is being requested to sever a portion of the subject property and convey/transfer it to Alectra to facilitate the construction of a utility substation in order to service the proposed data processing centre.

The Development Engineering (DE) Department does not object to Consent Application B007/24 subject to the following condition(s):

<b>Development Engineering Recommended Conditions of Approval:</b>	<p>The Owner / Applicant shall prepare and register a reference plan at their expense showing all existing and proposed easements to the satisfaction of the Development Engineering Department (DE) for the Subject Lands applicable to the Consent Application. The Owner / Applicant shall submit a draft reference plan to DE for review prior to deposit with the Land Registry. The Owner / Applicant shall submit the deposited reference plan to DE in order to clear this condition.</p> <p>The Owner/Applicant shall initiate the relocation or upgrade of service connections by reaching out to the Development Inspection and Grading Department at <a href="mailto:serviceconnections@vaughan.ca">serviceconnections@vaughan.ca</a> or by requesting a cost estimate through the Service Request Form. The Service Request Form can be accessed in the Vaughan website at <a href="https://www.vaughan.ca/about-city-vaughan/departments/development-engineering/service-connections">https://www.vaughan.ca/about-city-vaughan/departments/development-engineering/service-connections</a>. The completed form should be accompanied by the final Lot Grading and Servicing Plan and sent via email at <a href="mailto:serviceconnections@vaughan.ca">serviceconnections@vaughan.ca</a>. The Owner/Applicant is responsible with covering all associated fees, including administration charges upon confirmation of the service connection estimates for the installation of necessary services. The service</p>
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## DEVELOPMENT ENGINEERING

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

connection application process typically takes 4-6 weeks, so the Owner/Applicant is encouraged to allow sufficient time for the entire procedure to be completed.

## PARKS, FORESTRY & HORTICULTURE (PFH)

No comments received to date.

**PFH Recommended Conditions of Approval:**

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).

## REAL ESTATE

No cash-in-lieu payment is required as CIL payment was collected on File DA.22.008, 6100 Langstaff Road.

**BCLPS Recommended Conditions of Approval:**

None

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

no comments.

**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> <li>4. Payment of the Certificate Fee as provided on the City of Vaughan's Committee of Adjustment Fee Schedule</li> </ol>
2	Development Planning <a href="mailto:Nicholas.delprete@vaughan.ca">Nicholas.delprete@vaughan.ca</a>	TBC
3	Development Engineering <a href="mailto:Rex.bondad@vaughan.ca">Rex.bondad@vaughan.ca</a>	<ol style="list-style-type: none"> <li>1. The Owner / Applicant shall prepare and register a reference plan at their expense showing all existing and proposed easements to the satisfaction of the Development Engineering Department (DE) for the Subject Lands applicable to the Consent Application. The Owner / Applicant shall submit a draft reference plan to DE for review prior to deposit with the Land Registry. The Owner / Applicant shall submit the deposited reference plan to DE in order to clear this condition.</li> <li>2. The Owner/Applicant shall initiate the relocation or upgrade of service connections by reaching out to the Development Inspection and Grading Department at <a href="mailto:serviceconnections@vaughan.ca">serviceconnections@vaughan.ca</a> or by requesting a cost estimate through the Service Request Form. The Service Request Form can be accessed in the Vaughan website at <a href="https://www.vaughan.ca/about-city-vaughan/departments/development-engineering/service-connections">https://www.vaughan.ca/about-city-vaughan/departments/development-engineering/service-connections</a>. The completed form should be accompanied by the final Lot Grading and Servicing Plan and sent via email at <a href="mailto:serviceconnections@vaughan.ca">serviceconnections@vaughan.ca</a>. The Owner/Applicant is responsible with covering all associated fees, including administration charges upon confirmation of the service connection estimates for the installation of necessary services. The service connection application process typically takes 4-6 weeks, so the Owner/Applicant is encouraged to allow sufficient time for the entire procedure to be completed.</li> </ol>
4	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>

*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.

### IMPORTANT INFORMATION – PLEASE READ

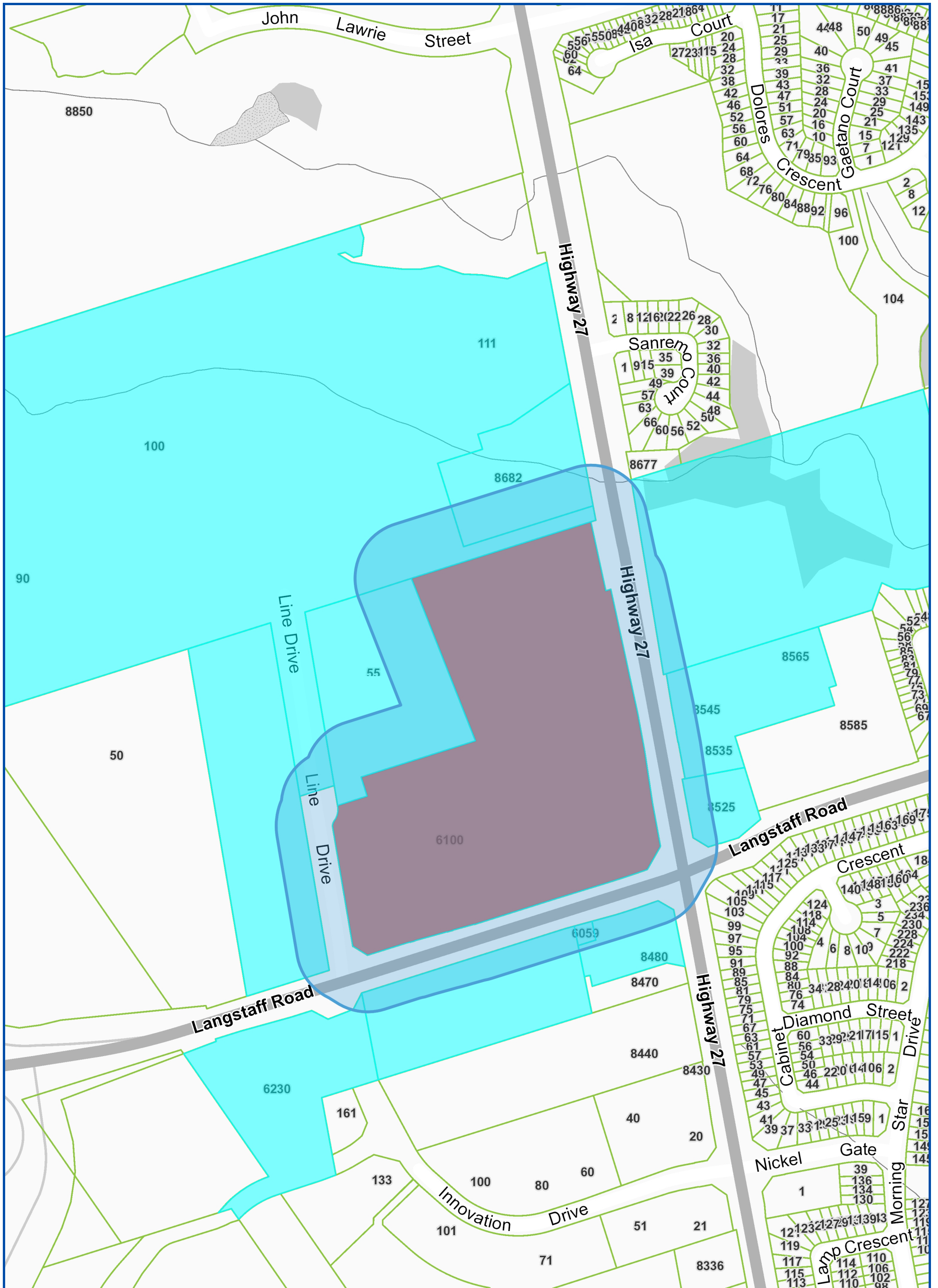
That the payment of the City Development Charge, if required, is payable to the City of Vaughan before issuance of a building permit in accordance with the Development Charges Act and the City's Development Charges By-law in effect at the time of payment.

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

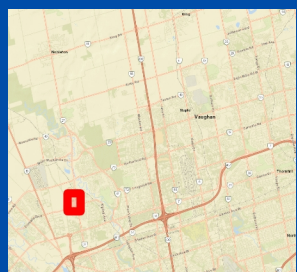
That the payment of Special Area Development charge, if required, is payable to the City of Vaughan before issuance of a building permit in accordance with the Development Charges Act and The City's Development Charge By-law in effect at the time of Building permit issuance to the satisfaction of the 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: **6100 Langstaff Road, Woodbridge**

NOTIFICATION MAP - B007/24

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: 5,619**  
0 0.09 km



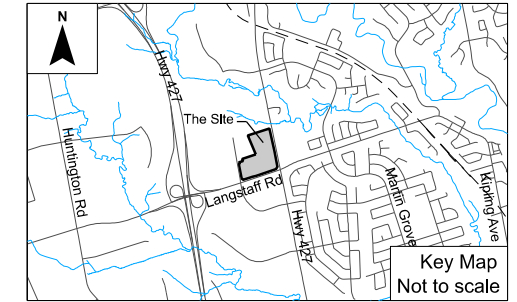
Created By:  
Infrastructure Delivery  
Department  
June 13, 2024 4:26 PM

Projection:  
NAD 83  
UTM Zone  
17N



**DRAFT**

FOR DISCUSSION  
PURPOSES ONLY



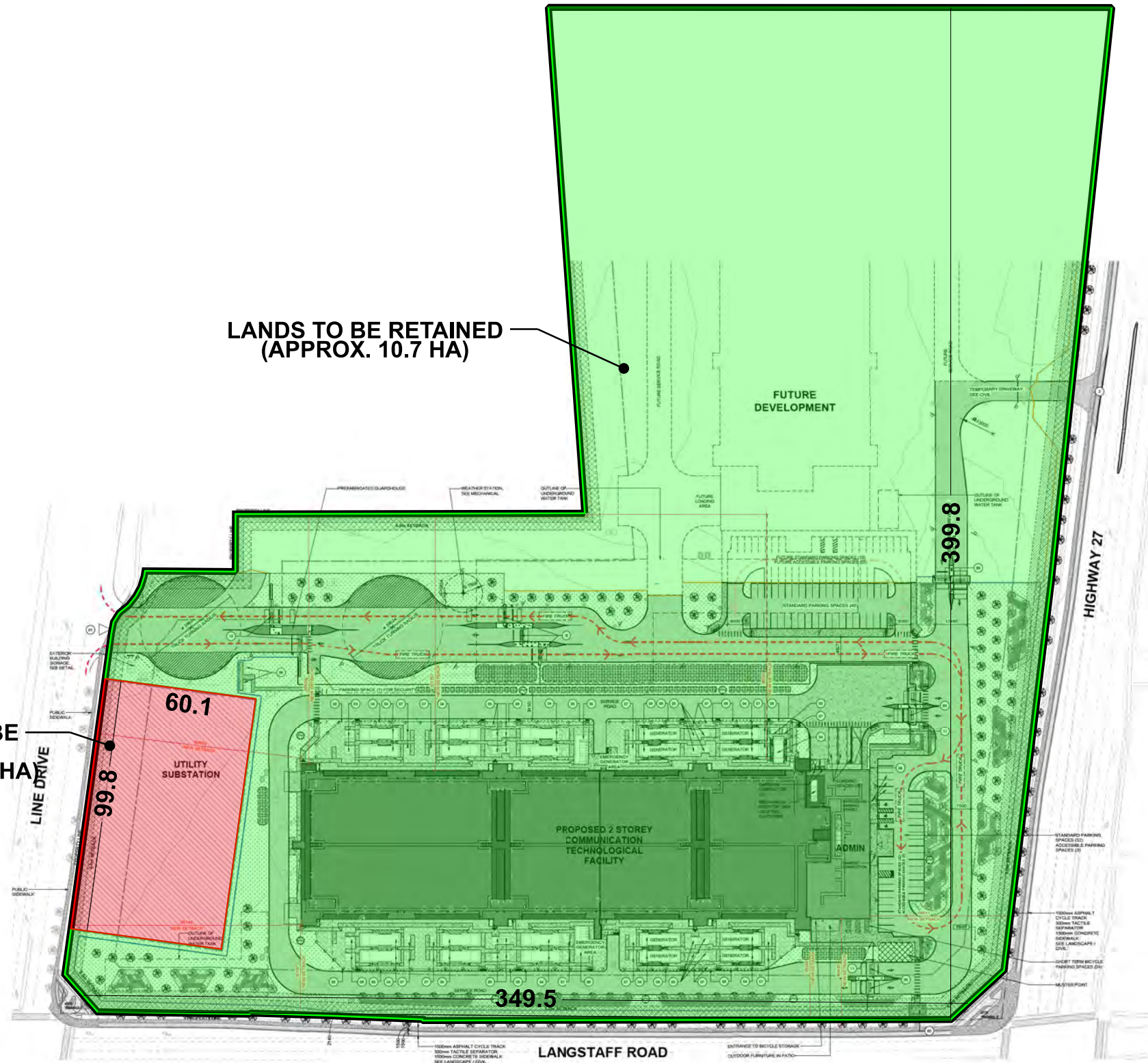
Key Map  
Not to scale

**LEGEND**

- Total Holdings (approx. 11.3 ha)
- Lands to be Retained (approx. 10.7 ha)
- Lands to be Severed (approx. 0.6 ha)

**LANDS TO BE RETAINED  
(APPROX. 10.7 HA)**

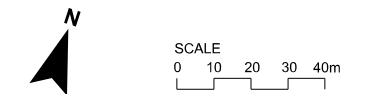
**LANDS TO BE SEVERED  
(APPROX. 0.6 HA)**



DRAWN / REVISED

19 MAR 2024	Add lot depth and frontage
11 MAR 2024	First Draft

**CONSENT TO SEVER SKETCH**  
6100 LANGSTAFF RD  
CITY OF VAUGHAN  
REGION OF YORK



**Notes:**

- Site Plan completed by WZMH Architects, dated Jan 11, 2024.
- Areas and dimensions are approximate and subject to confirmation by survey.
- Total Holdings, Lands to be Retained, and Lands to be Severed have been digitized from the Site Plan provided by WZMH Architects (Jan, 2024).

File Number: 10648  
Date: 2024-03-19  
Drawn By: NDC  
Planner: RL  
CAD: 10648\_Consent Sketch\_2024-03-19.dgn

Drawing  
**CS**

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

**Date:** June 18<sup>th</sup> 2024  
**Attention:** **Christine Vigneault**  
**RE:** Request for Comments

**File No.:** **B007-24**  
**Related Files:**  
**Applicant:** Weston Consulting  
**Location** 6100 Langstaff 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

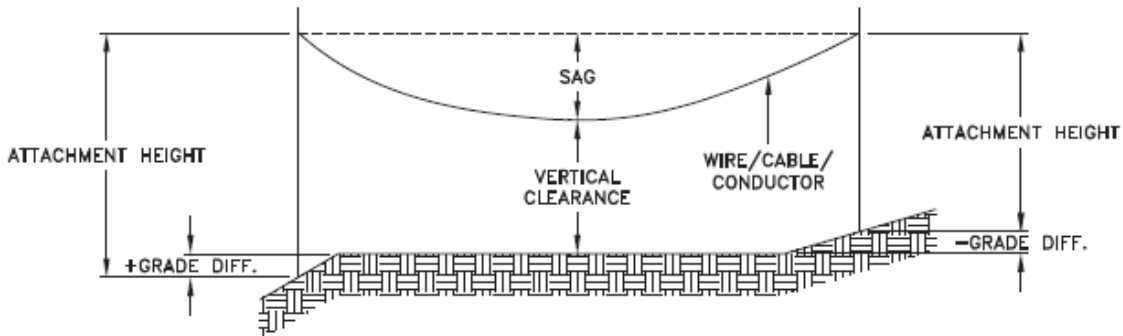
**Phone:** 1-877-963-6900 ext. 31297

**Phone:** 416-302-6215

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

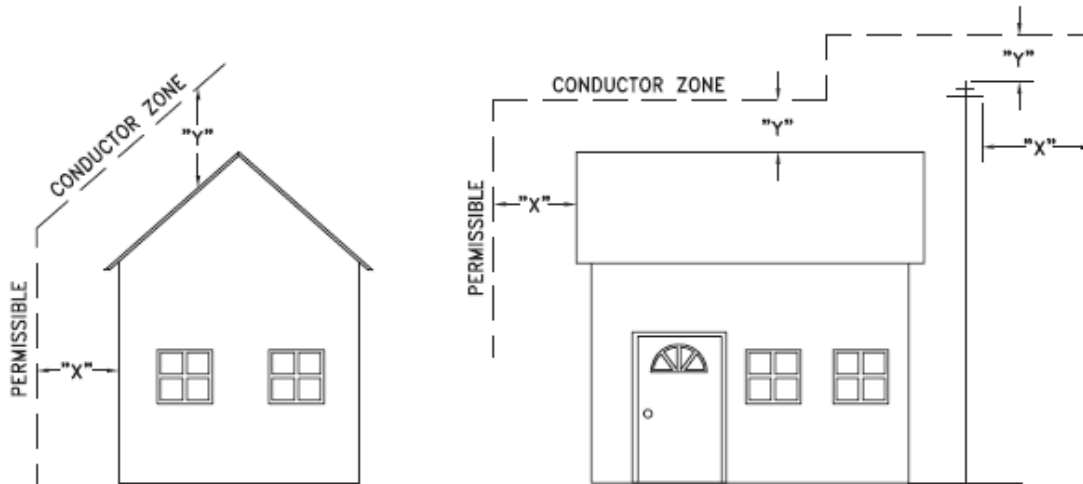
METRIC	IMPERIAL (APPROX)
810cm	27'-0"
760cm	25'-4"
730cm	24'-4"
520cm	17'-4"
480cm	16'-0"
442cm	15'-5"
370cm	12'-4"
340cm	11'-4"
310cm	10'-4"
250cm	8'-4"

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: *D. Dadwani*

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

## Lenore Providence

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**Subject:** Consent Application B007/24 - 6100 Langstaff Rd

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**From:** Lee, Laurie-Ann <laurie-ann.lee@bell.ca>

**Sent:** Thursday, June 27, 2024 2:22 PM

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

**Subject:** [External] 905-24-147 - Consent Application 10648 - 6100 Langstaff Rd

**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.

Afternoon Lenore,

Bell Canada has no concerns with respect to Application for Consent 10648, regarding 6100 Langstaff Rd.

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

Thank you,  
Laurie-Ann



**Laurie-Ann Lee**  
Associate, External Liason  
Right of Way Control Centre  
T: 4163534415

**To:** Committee of Adjustment  
**From:** Christian Tinney, Building Standards Department  
**Date:** June 13, 2024  
**Applicant:** Weston Consulting  
**Location:** 6100 Langstaff Road  
CONC 9 Part of Lot 11  
**File No.(s):** B007/24

**Zoning Classification:**

The subject lands are zoned *EM1, Prestige Employment Zone* and subject to exception 14.1131 under Zoning By-law 001-2021, as amended.

#	Zoning By-law 001-2021	Proposal
1	<p>Lot Frontage:</p> <p>The minimum Lot Frontage requirement for the severed lands is 30.0 metres. [Table 11-3].</p> <p>The minimum Lot Frontage requirement for the retained lands is 30.0 metres. [Table 11-3].</p>	<p>The proposed lot frontage of 99.8 metres for the severed lands complies with the minimum lot frontage requirement.</p> <p>The proposed lot frontage of 349.5 metres for the retained lands complies with the minimum lot frontage requirement.</p>
2	<p>Lot Area:</p> <p>The minimum Lot Area requirement for the severed lands is 1,800 m<sup>2</sup>. [Table 11-3]</p> <p>The minimum Lot Area requirement for the retained lands is 1,800 m<sup>2</sup>. [Table 11-3]</p>	<p>The proposed lot area of 6,000 m<sup>2</sup> for the severed lands complies with the minimum lot area requirement.</p> <p>The proposed lot area of 107,000 m<sup>2</sup> for the retained lands complies with the minimum lot area requirement.</p>

**Staff Comments:**

**Building Permit(s) Issued:**

Building Permit No. 23-127868 for Single Use (Industrial) - Conditional Permit, Issue Date: Feb 08, 2024  
Building Permit No. 23-127868 for Single Use (Industrial) - Conditional Permit, Issue Date: May 06, 2024  
Building Permit No. 23-127868 for Single Use (Industrial) - New, Issue Date: (Not Yet Issued)  
Building Permit No. 21-101275 for Barn/Shed/Greenhouse (Agricultural - Non-Residential Demolition, Issue Date: Mar 05, 2021

**Other Comments:**

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

**Conditions of Approval:**

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

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



## Prabhdeep Kaur

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**From:** Cameron McDonald <Cameron.McDonald@trca.ca>  
**Sent:** Tuesday, June 18, 2024 9:10 AM  
**To:** Committee of Adjustment  
**Subject:** [External] RE: B007/24 (6100 Langstaff Rd ) - 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.

Good morning,

TRCA staff has no objection to the approval of Consent Application B007/24.

Thank you,

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



## Prabhdeep Kaur

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**From:** Development Services <developmentsservices@york.ca>  
**Sent:** Monday, June 24, 2024 6:12 PM  
**To:** Christine Vigneault; Lenore Providence  
**Cc:** Committee of Adjustment  
**Subject:** [External] RE: B007/24 (6100 Langstaff Rd ) - REQUEST FOR COMMENTS, CITY OF VAUGHAN

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**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 Christine & Lenore,

The Regional Municipality of York has completed its review of the consent application – B007/24 (6100 Langstaff Road) and does not have any comments or conditions for this severance.

Please note the following Source Protection related policies may apply to any future proposed activities/development within both the lands to be retained and the lands to be severed for this property.

- a) Significant Groundwater Recharge Area (SGRA): For future development on the severed parcel, please note the approving body for compliance with the SGRA policy will be the local municipality.
- b) Partial Area of Concern (AOC): Please note that staff identified a future development delineation on the lands to be retained. Water Resources would like to note that future development on the retained lands is within an identified area of concern due to known high water table conditions and confined artesian aquifer conditions, which could have geotechnical implication with respect to construction activities including, but not limited to, dewatering (short-term or long-term), foundation construction, and building stability.

The Region will provide further comments and conditions with the future Site Plan Application.

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

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## SCHEDULE C: PUBLIC & APPLICANT CORRESPONDENCE

Correspondence Type	Name	Address	Date Received (mm/dd/yyyy)	Summary
Applicant			06/13/2024	Planning Justification Letter

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

June 5, 2024  
File 10648

**Attn: Christine Vigneault**  
**Manager Development Services & Secretary Treasurer Committee of Adjustment**

**RE: Consent Application**  
**6100 Langstaff Road & Part of Lot 11, Concession 9**  
**Related City Files: Site Development Application: DA.22.008 and**  
**Minor Variance Application: A079/23**

Weston Consulting is the planning consultant for 3288212 Nova Scotia Ltd., the owner of the land municipally known as 6100 Langstaff Road and the other land legally described as Part of Lot 11, Concession 9 (herein referred to as the "subject property"). These two land parcels have now been consolidated into one parcel with a new active PIN 03318-0316 (LT) and legally described as:

FIRSTLY : PART OF THE EAST HALF OF LOT 11, CONCESSION 9, VAUGHAN, PART 7, PLAN 65R-35805 AND PART 1, PLAN 65R-36217 SAVE AND EXCEPT PARTS 1, 2 AND 6, PLAN 65R-35805, PARTS 2 AND 3, PLAN 65R-37046 ; SECONDLY : PART OF THE EAST HALF OF LOT 11, CONCESSION 9, VAUGHAN, PART 10, PLAN 65R-35805 AND PART 2, PLAN 65R-36148 SAVE AND EXCEPT PART 1, PLAN 65R-37046 ; THIRDLY : PART OF THE EAST HALF OF LOT 11, CONCESSION 9, VAUGHAN, PARTS 1 AND 2 ON EXPROPRIATION PLAN YR3044436 ; FOURTHLY : PART OF THE EAST HALF OF LOT 11, CONCESSION 9, VAUGHAN AS IN R573249 SAVE AND EXCEPT PARTS 1 AND 2, PLAN D982, PARTS 1 AND 2, ON EXPROPRIATION PLAN YR3044436; SUBJECT TO AN EASEMENT IN GROSS OVER PART 1, PLAN 65R-36154 AS IN YR3116579; SUBJECT TO AN EASEMENT IN GROSS OVER PART 2, PLAN 65R-36154 AS IN YR3116590; SUBJECT TO AN EASEMENT IN GROSS OVER PART 3, PLAN 65R-36154 AS IN YR3116580; CITY OF VAUGHAN

This letter has been prepared in support of the enclosed Consent Application in order to sever a portion of the subject property and convey/transfer it to Alectra to facilitate the construction of a utility substation. Based on discussions with Alectra, a substation would be required at this location in order to service the proposed data processing centre, which generally requires a significant power supply.

### **Description of the Subject Property**

The subject property is located at the northwest intersection of Langstaff Road and Highway 27. The subject property has an approximate lot area of 113,896 m<sup>2</sup> (11.39 ha) hectares with approximate frontages of 349.5 metres onto Langstaff Road and 399.8 metres onto Highway 27. The property is currently a vacant agricultural field with no buildings/structures.

The surrounding land uses are as follows:

- North: Costco distribution centre and commissary
- East: Commercial plaza and residential uses
- South: Variety of commercial uses, including service stations and event centre
- West: Agricultural uses and Highway 427



Figure 1: Aerial Image of the Subject Property

## Planning Policy Framework

Per Map 1 – Regional Structure of the York Region Official Plan (YROP), the subject property is located within an *Urban Area*. Per Map 1A – Land Use Designations, the subject property is designated as *Employment Area*. The YROP considers *Urban Areas* to be the focus areas for growth and development. *Employment Areas* are intended for clusters of industrial, business, transportation, warehousing, and related economic activities.

The City of Vaughan Official Plan (VOP) designates the subject property as an *Employment Area*. The subject property is subject to the policies of the West Vaughan Employment Area Secondary Plan, which further

designates the subject property as *Prestige Employment*. *Employment Areas* are areas with a planned function of economic activity that are to be protected for long-term growth and prosperity. The *Prestige Employment* designation permits limited office and industrial uses, including manufacturing, warehousing, processing, and distribution. The subject property is also located within the City of Vaughan's Block 59 Area, which maintains the *Prestige Employment* designation for the lands.

Per Policy 9.2.1.11 of the VOP, public utilities are permitted in all land use designations with the exception of the Core Features of the Natural Heritage Network. Policies relating to Consents (Severances) within the Official Plan include:

*10.1.2.35. That a consent(s) to sever land for the creation of new lots applies whether the transaction takes the form of a conveyance, a lease for twenty-one years or more, or a mortgage.*

The severed land will take the form of a conveyance to Alectra for the purpose of providing a substation to facilitate the proposed use of the retained land.

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

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

The severed land is not intended to accommodate a new industrial development. The lot size is determined based on discussions with Alectra. The building type, height, and setbacks will be confirmed per the Zoning By-law provisions through a future site plan application by Alectra.

*10.1.2.47.b. Access:*

- i. *consent to sever a lot shall be permitted only when both the lot severed and the remaining parcel front on an existing assumed public highway or street, or upon a dedicated public road allowance upon which the applicant is constructing a road pursuant to an Agreement with the City. Valley lands acquired for conservation purposes by the Toronto and Region Conservation Authority are exempt from these access requirements;*

The severed land is proposed to have separate access from Line Drive to the west of the subject property. Alectra will determine the driveway access location through a future site plan application.

10.1.2.47.c. Servicing:

*i. all proposed lots shall be serviced by either a public water supply or other adequate supply of potable water, and either a connection to a public sanitary sewer system or provision for other sanitary waste treatment facility on the site appropriate to the proposed use, approved by the City. Where a proposed lot is located in an area serviced by a municipal water system and/or sanitary sewer, the Committee of Adjustment shall obtain confirmation from the appropriate City and/or Regional authority that servicing capacity can be allocated to the proposed lot without straining the capacity of the present system or jeopardizing anticipated development by Plan of Subdivision.*

The proposed lots will be serviced by a municipal water system and/or sanitary sewer.

The subject property is zoned as *Prestige Employment (EM1)* with site-specific exception 1514 by the City of Vaughan Zoning By-law 1-88, as amended by site-specific by-law No. 039-2021, which permits a variety of employment uses. Within the City of Vaughan's new Zoning By-law No. 001-2021, the subject property is also zoned as *Prestige Employment (EM1) Zone* with site-specific exception 1131 and in accordance with By-law No. 261-2022, a By-law to amend the City of Vaughan Zoning Bylaw No. 001-2021, as was approved by the City of Vaughan Council on December 13, 2022. Per the Zoning By-law 1-88, the minimum lot area required in an EM1 zone is 8,000 m<sup>2</sup> for the lands abutting major roads and 3000 m<sup>2</sup> for other lands. Similarly, the Zoning By-law 1-88 requires a minimum lot frontage of 65 m for the lands abutting major roads and 36 m for others. Whereas, the minimum lot area and lot frontage requirements in an EM1 zone per the Zoning By-law No. 001-2021 are 1,800 m<sup>2</sup> and 30 m, respectively. The proposed severed and retained lands exceed both Zoning By-laws' minimum lot area and lot frontage requirements.

## **Background and Purpose of the Consent Application**

A Site Plan Application was initially submitted on March 18, 2022, to facilitate the development of the subject property as a data processing centre. The site plan process has undergone subsequent resubmissions and is currently at the final stage of the approval process. Similarly, a Minor Variance application was approved on June 22, 2023, by the City of Vaughan Committee of Adjustment to allow zoning reliefs for the parking and loading spaces and driveway width to facilitate the proposed data processing centre on the subject property.

Through the site plan application process and discussions with Alectra, the substation location was determined based on the studies conducted by Alectra. This location was identified as the most feasible location considering the proposed routing of the overhead transmission lines, existing and proposed new easements/rights-of-way, and accessibility from a public road. Alectra has confirmed that the screening/architectural treatment of the substation would be consistent with the architectural design/details of the data processing centre.

As such, the enclosed Consent Application has been prepared to sever a portion of the subject property along Line Drive to construct a future Alectra utility substation. The area of the proposed retained land, which would contain the data processing centre, is approximately 10.737 hectares and the severed land is 0.6 hectares as shown in the enclosed severance sketch. The retained land has a frontage of approximately 349.5 metres

onto Langstaff Road and the severed land has a frontage of approximately 99.8 metres onto Line Drive. Driveway accesses for both the retained and severed lands are proposed from Line Drive.

## Planning Analysis and Justification of the Proposed Consent Application

Section 51 of the *Planning Act* authorizes an approval authority to make decisions regarding the subdivision of land. The *Planning Act* sets the standard to which provincial interests, provincial and local policies and goals are implemented. Accordingly, in order to recommend a severance for approval, the application must have regard for the criteria listed in subsection 51(24) of the *Planning Act*. Table 1 provides an assessment of how the consent application meets the prescribed criteria.

Table 1: Assessment of Section 51 of the *Planning Act* (Land Division)

Criteria	Proposed Applications
(a) the effect of development of the proposed subdivision on matters of provincial interest referred to in section 2;	The proposed consent application has regard for matters of provincial interest as the subject property is located within a <i>built-up area</i> of the Provincial Policy Statement and provides an appropriate location for the efficient use of the lands.
(b) whether the proposed subdivision is premature or in the public interest;	The Consent application results in the creation of two parcels. The retained land is subject to a site plan application to facilitate the construction of a data processing centre. Alectra will develop the severed land for a utility substation to facilitate the development of the data processing centre. Therefore, the proposed division of land is not premature and supports the efficient use of the lands in a manner that is in the public interest.
(c) whether the plan conforms to the official plan and adjacent plans of subdivision, if any;	The proposal conforms to the policies of the York Region Official Plan and the City of Vaughan Official Plan as outlined in this letter.
(d) the suitability of the land for the purposes for which it is to be subdivided;	The proposed severance is suitable for creating a lot to be used for the utility substation without affecting the proposed use of the retained land as a data processing centre.
(d.1) if any affordable housing units are being proposed, the suitability of the proposed units for affordable housing;	Not applicable as these are employment lands
(e) the number, width, location and proposed grades and elevations of highways, and the adequacy of them, and the highways linking the highways in the	The subject property is located along Highway 27 and Langstaff Road, which are identified as Regional Major Arterial Roads by the City of



proposed subdivision with the established highway system in the vicinity and the adequacy of them;	Vaughan Official Plan.
(f) the dimensions and shapes of the proposed lots;	The proposed severance will allow efficient and independent functionality of both the retained and severed lands. Both severed and retained lands exceed the minimum lot area and lot frontage requirements of the Zoning By-law 001-2021. No variances will be required to facilitate the proposed severance at this time.
(g) the restrictions or proposed restrictions, if any, on the land proposed to be subdivided or the buildings and structures proposed to be erected on it and the restrictions, if any, on adjoining land;	Not applicable.
(h) conservation of natural resources and flood control;	Not applicable.
(i) the adequacy of utilities and municipal services;	There are adequate municipal services to support the proposed severance application. Alectra will utilize the severed land for the construction of a substation.
(j) the adequacy of school sites;	Not applicable.
(k) the area of land, if any, within the proposed subdivision that, exclusive of highways, is to be conveyed or dedicated for public purposes;	The severed land will be conveyed/transferred to Alectra.
(l) the extent to which the plan's design optimizes the available supply, means of supplying, efficient use and conservation of energy; and	Alectra will develop the severed land as a substation to provide the required electrical supply for the efficient functioning of the employment area, and will be through separate applications as required.
(m) the interrelationship between the design of the proposed plan of subdivision and site plan control matters relating to any development on the land, if the land is also located within a site plan control area designated under subsection 41 (2) of this Act or subsection 114 (2) of the <i>City of Toronto Act, 2006</i> . 1994, c. 23, s. 30; 2001, c. 32, s. 31 (2); 2006, c. 23, s. 22 (3, 4); 2016, c. 25, Sched. 4, s. 8 (2).	This Consent Application has been submitted to facilitate the construction of a utility substation and data processing centre. The substation location is based on the discussion with Alectra, which has been reviewed as part of the existing site development application (DA.22.008).

Based on our analysis, it is our opinion that the Consent application meets the criteria of Section 51 (24) of the Planning Act. The proposed application has merit and represents good planning. It is our opinion that this application should proceed through the planning process.

In support of the Consent application, please find enclosed the following materials:

- Cover Letter;
- Completed Consent Application Form;
- Tree Declaration Form;
- Severance sketch;
- Site Plan;
- Property Survey;
- Parcel Abstract;
- Lands Consolidation Letter
- The application fee in the amount of \$4,444.30.

We trust that the submitted materials meet the application requirements for a Consent Application and request that the hearing of this application be scheduled for the earliest possible Committee of Adjustment date. Should you have any questions, please contact the undersigned at extension 245 or Raj Lamichhane at extension 330.

Yours truly,

**Weston Consulting**



Sandra K. Patano, BES, MES, MCIP, RPP  
Vice President



Raj Lamichhane, BARCH, MPL, MCIP, RPP  
Senior Planner

- c. Shaunak Pandit, Morrison Hershfield  
Zenon Radewych, WZMH Architects  
Judy Jeffers, City of Vaughan

## SCHEDULE D: BACKGROUND

None