

<b>ITEM #: 6.19</b>	<b>REPORT SUMMARY CONSENT APPLICATION FILE NUMBER B009/24</b>
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Report Date: September 6, 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 checked="" type="checkbox"/>	Recommend Approval/No Conditions
Development Engineering	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	General Comments w/Conditions
Development Finance	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
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

<b>PUBLIC &amp; APPLICANT CORRESPONDENCE (SEE SCHEDULE C)</b>				
<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				Planning Justification Report

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

<b>ADJOURNMENT HISTORY</b>	
<p>* Previous hearing dates where this application was adjourned by the Committee and public notice issued.</p>	
Hearing Date	Reason for Adjournment <small>(to be obtained from NOD_ADJ)</small>
None	N/A

<b>SCHEDULES</b>	
<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 B009/24**

<b>CITY WARD #:</b>	<b>2</b>
<b>APPLICANT:</b>	2226524 Ontario Inc.
<b>AGENT:</b>	Stefan Staicu
<b>PROPERTY:</b>	8800 Huntington Rd, Vaughan
<b>ZONING DESIGNATION:</b>	See below.
<b>VAUGHAN OFFICIAL PLAN (2010) DESIGNATION:</b>	Vaughan Official Plan 2010 ('VOP 2010'): "Prestige Employment" and "General Employment"
<b>RELATED DEVELOPMENT APPLICATIONS:</b>	DA.22.046
<b>PURPOSE OF APPLICATION:</b>	<p>Consent is being requested to sever a parcel of land for employment purposes to facilitate the future development of a three-storey office building on the severed land. The existing office and warehouse facility on the retained lands is to remain.</p> <p>The severed parcel of land will have frontage on Huntington Road and is approximately 9,446.87 m2.</p> <p>The retained parcel of land will have frontage on Huntington Road and is approximately 80,098.2 m2.</p>

**HEARING INFORMATION**

**DATE OF MEETING:** Thursday, September 12, 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.

## INTRODUCTION

✓ 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>	August 29, 2024
<b>Date Applicant Confirmed Posting of Sign:</b>	August 29, 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>	None

## 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 Consent Application B009/24 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 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 serviceconnections@vaughan.ca 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 serviceconnections@vaughan.ca. The Owner/Applicant is responsible with covering all associated fees, including administration charges upon confirmation of the service connection</li> </ol>
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## DEVELOPMENT ENGINEERING

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

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.

## 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).

## 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



## 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 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>
3	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</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:

		Nelson Pereira to have this condition cleared).
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*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.

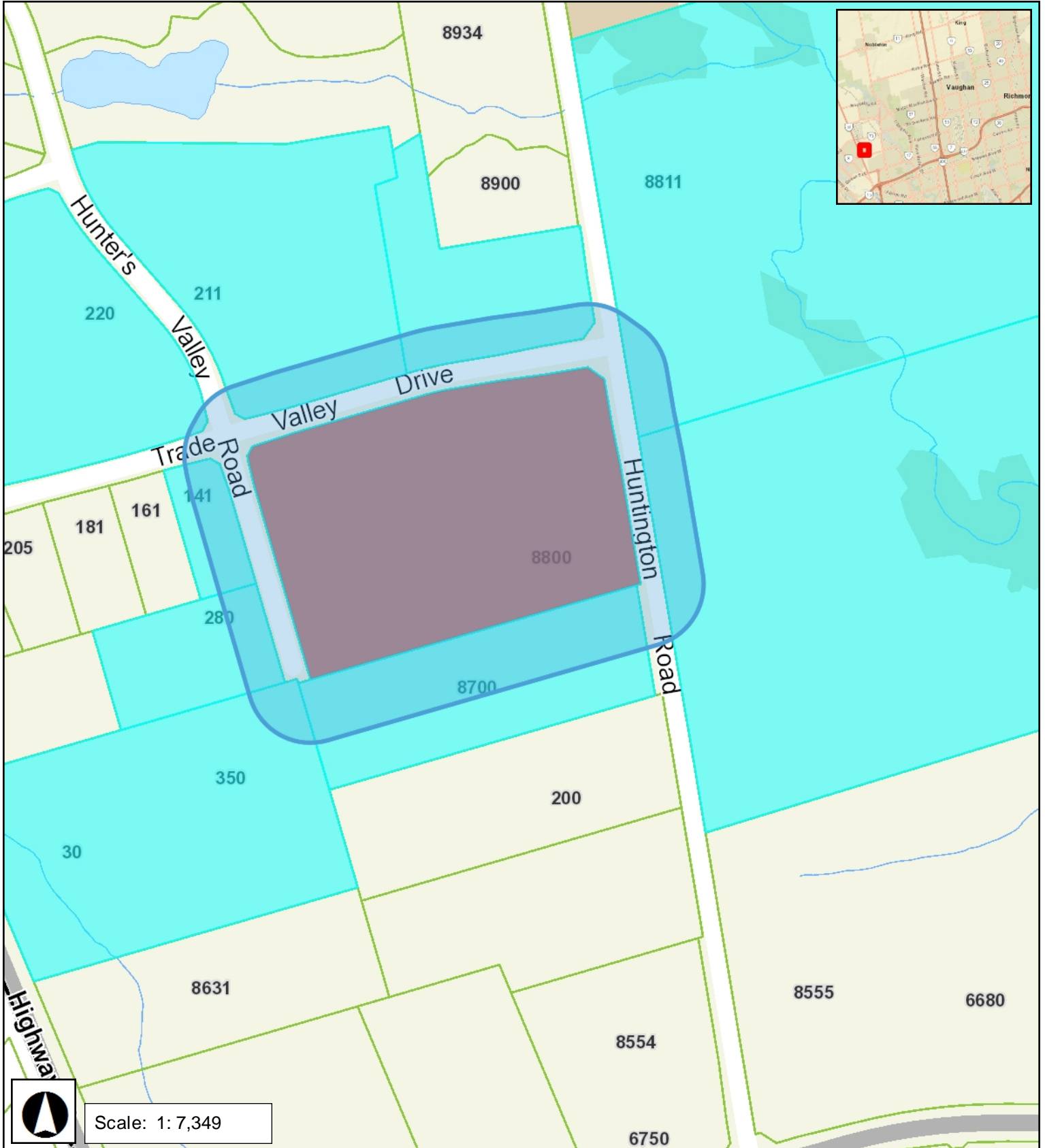
That the payment of the City Development Charge, if required, is payable to the City of Vaughan before issuance of a building permit in accordance with the Development Charges Act and the City's Development Charges By-law in effect at the time of payment.

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**



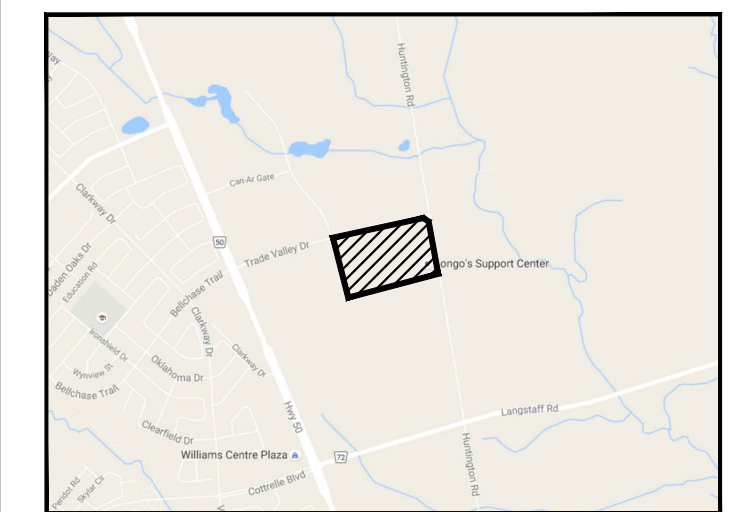


# SITE PLAN

## Legal Description

Block 1, Plan 65M4150, City of Vaughan

## Key Plan



NOT TO SCALE

## Legend

- Subject Lands
- Severance Line
- Proposed Building

TOTAL SITE AREA (SUBJECT LANDS)	89,545.1 m <sup>2</sup>
SEVERED LAND	8,971.7 m <sup>2</sup>
RETAINED LAND	80,573.4 m <sup>2</sup>
PROPOSED BUILDING	4,440.3 m <sup>2</sup>
GROSS FLOOR AREA (GFA)	0.49
FLOOR SPACE INDEX (FSI)	144
REQUIRED PARKING SPACES	167
PROPOSED PARKING SPACES	167

## SURVEYOR'S CERTIFICATE

I CERTIFY THAT :

- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY'S ACT, THE SURVEYORS ACT, AND THE REGULATIONS MADE UNDER THEM.
- THE SURVEY WAS COMPLETED ON THE xxth DAY OF xxxx, xxxx.

xxxx

DATE

xxxxx

ONTARIO LAND SURVEYOR



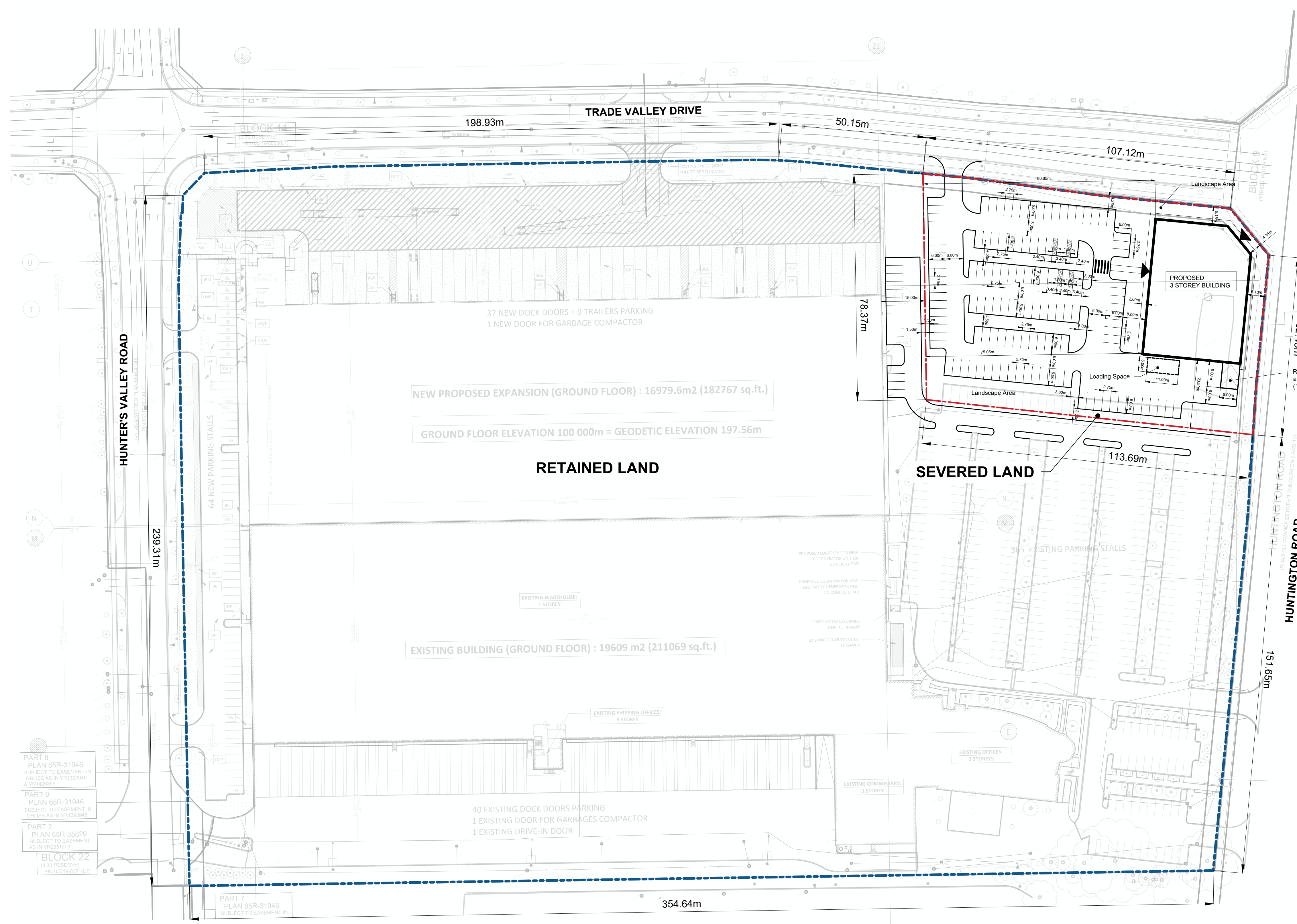
Date	July 30, 2024
Drawn By	Y.Y.
Plan Scale	1:750 (Arch D)
File No.	Y160AQ
Checked By	E.T.
Other	

Project	8800 Huntington Road Longos Distribution Centre Vaughan, ON.
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File Name	SITE PLAN Y160AQ	Dwg No.	1 of 1
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Scale Bar	0 10 25 50m
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Z:\Y160AQ - 8800 Huntington Road - Outparcel Severance and SPA - Tech Production\2-Working Files\Site Plan\1-CAD\Y160AQ - Site Plan - Jun 05, 2023, 10:48:30.dwg

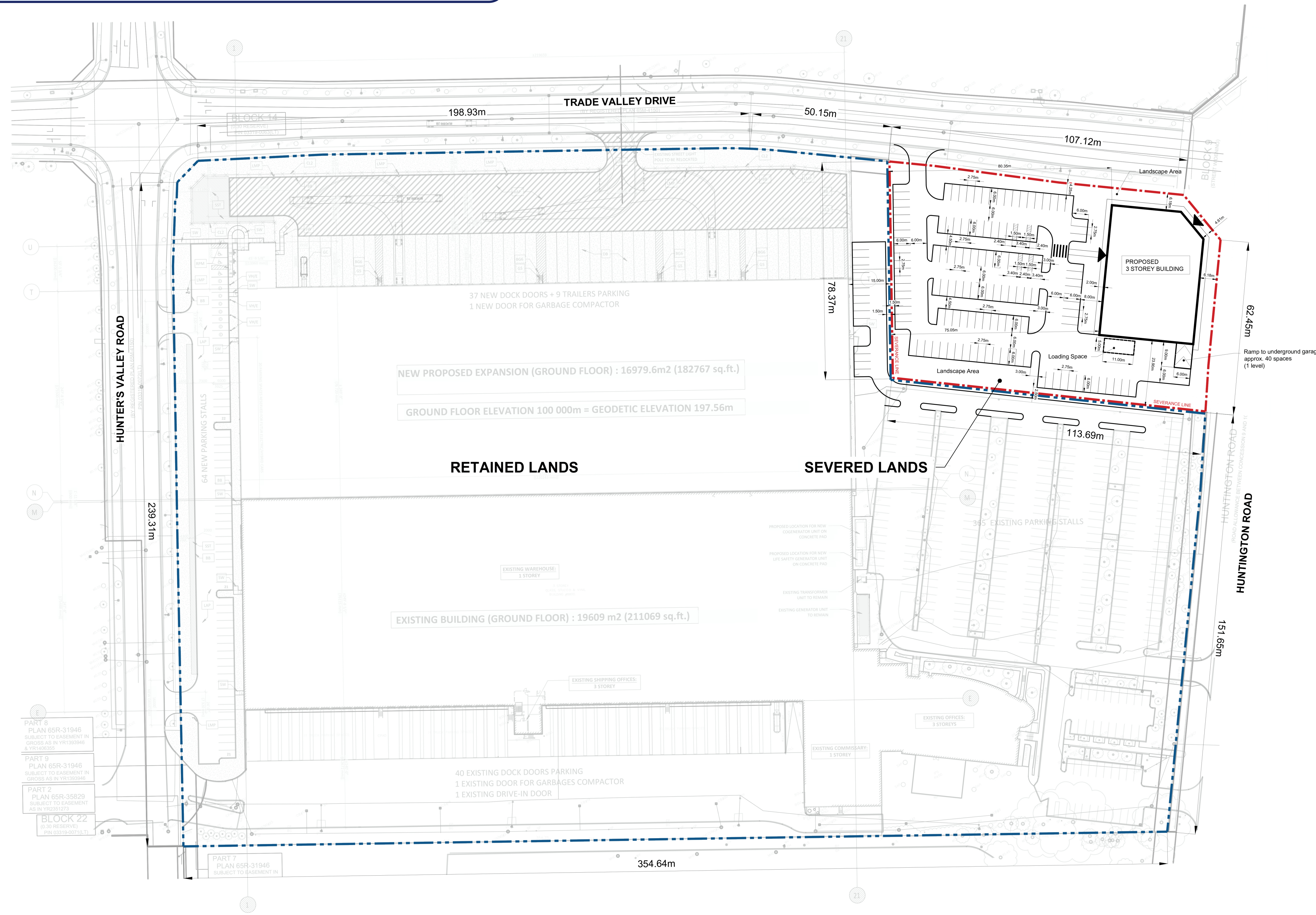


Z:\Y160AQ - 8800 Huntington Road - Outparcel Severance and SPA - Tech Production\2-Working Files\Site Plan\1-CAD\Y160AQ - Site Plan - Jun 05, 2023, 10:48:30.dwg



**RECEIVED**

By Christine Vigneault at 10:12 am, Aug 02, 2024



**SITE PLAN**

Legal Description  
Block 1, Plan 65M4150, City of Vaughan



- Legend**
- Severed Lands
  - Retained Lands
  - Proposed Building

TOTAL SITE AREA (SUBJECT LANDS)	89,545.1 m <sup>2</sup>
SEVERED LANDS	8,971.7 m <sup>2</sup>
RETAINED LANDS	80,573.4 m <sup>2</sup>
PROPOSED BUILDING GROSS FLOOR AREA (GFA)	4,440.3 m <sup>2</sup>
FLOOR SPACE INDEX (FSI)	0.49
REQUIRED PARKING SPACES	144
PROPOSED PARKING SPACES	167

Revision No.	Date	Issued / Revision	By
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PLANNING URBAN DESIGN & LANDSCAPE ARCHITECTURE

Date	July 31, 2024
Drawn By	Y.Y.
Plan Scale	1:750 (Arch D)
File No.	Y160AQ
Checked By	E.T.
Other	

Project  
8800 Huntington Road  
Longos Distribution Centre  
Vaughan, ON.

File Name	SITE PLAN Y160AQ	Dwg No.	1 of 1
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1192.168.1.128\doc\11601AQ\_8800 Huntington Road - Outparcel Servance and SP#16 - Tech Production\2 Working Files\Site Plan\1 CAD\1160AQ - Site Plan - Jun 05 2023, upl\_20240731.dwg



**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 checked="" type="checkbox"/>	Recommend Approval/No Conditions
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:** August 6<sup>th</sup> 2024  
**Attention:** **Christine Vigneault**  
**RE:** Request for Comments

**File No.:** **B009-24**

**Related Files:**

**Applicant:** 2226524 Ontario Inc. (Joseph Longo)

**Location** 8800 Huntington 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

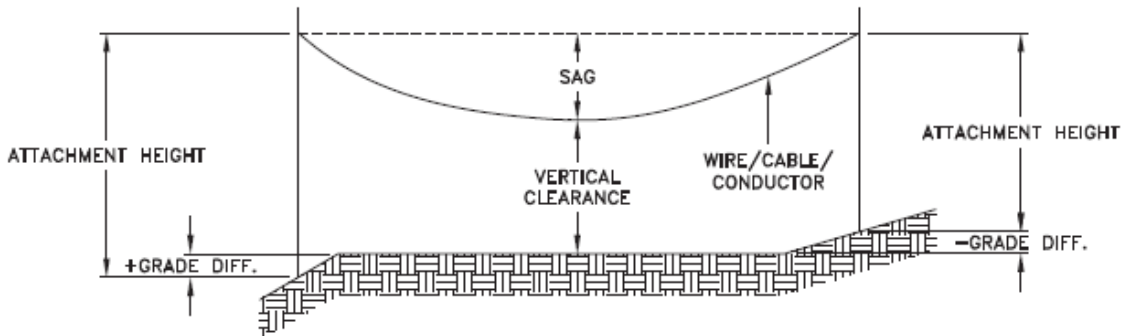
**Phone:** 1-877-963-6900 ext. 31297

**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.

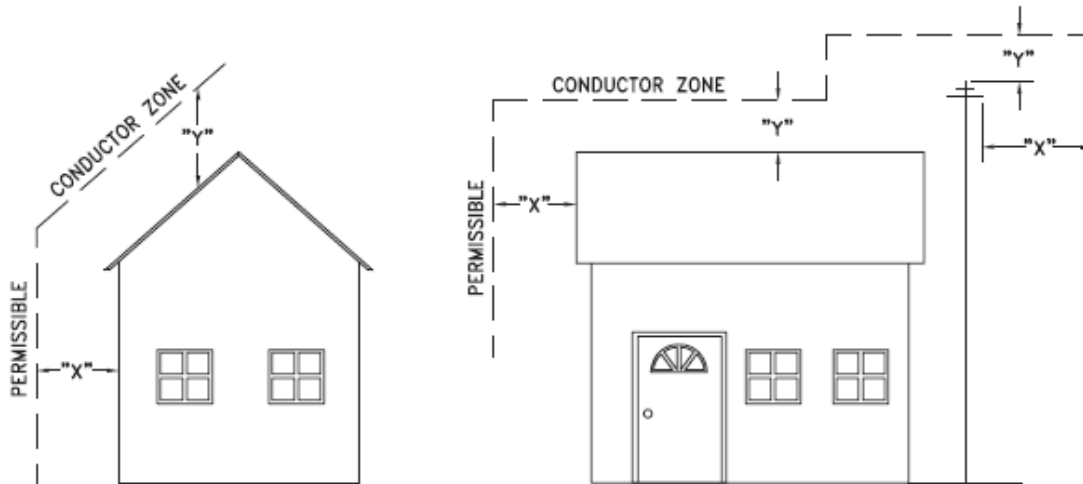
METRIC	IMPERIAL (APPROX)
810cm	27'-0"
760cm	25'-4"
730cm	24'-4"
520cm	17'-4"
480cm	16'-0"
442cm	15'-5"
370cm	12'-4"
340cm	11'-4"
310cm	10'-4"
250cm	8'-4"

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: <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:** Catherine Saluri, Building Standards Department  
**Date:** August 2, 2024  
**Applicant:** 2226524 Ontario Inc. (Joseph Longo)  
**Location:** 8800 Huntington Road  
**File No.(s):** B009/24

**Zoning Classification:**

The subject lands are zoned EM1, PRESTIGE EMPLOYMENT ZONE, EM2, GENERAL EMPLOYMENT ZONE and subject to the provisions of Exception 14.944, and EM1, PRESTIGE EMPLOYMENT ZONE and EM2, GENERAL EMPLOYMENT ZONE and subject to the provisions of Exception 14.945, and under Zoning By-law 001-2021, as amended.

#	Zoning By-law 001-2021	Consent requested
1	Lot Frontage:  The minimum Lot Frontage requirement for the severed lands is 30 metres. [Table 11-3]  The minimum Lot Frontage requirement for the retained lands is 30 metres. [Table 11-3]	The proposed lot frontage of 68.99 metres for the severed lands complies with the minimum lot frontage requirement.  The proposed lot frontage of 152.43 metres for the retained lands complies with the minimum lot frontage requirement.
2	Lot Area:  The minimum Lot Area requirement for the severed lands 540 m2. [Table 11-3]  The minimum Lot Area requirement for the retained lands is 540 m2. [Table 11-3]	The proposed lot area of 9,446.87 square metres for the severed lands complies with the minimum lot area requirement.  The proposed lot area of 80,098.2 square metres for the retained lands complies with the minimum lot area requirement.
3	Lot Depth: There is no requirement for minimum Lot Depth requirement for the conveyed lands and retained lands.	Not applicable.

**Conditions of Approval:**

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

None

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



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

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

**Date:** September 03, 2024

**Name of Owner:** Joseph Longo – 2226524 Ontario Inc.

**Location:** 8800 Huntington Road

**File No.(s):** B009/24

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### **Proposal**

The Owner has submitted Consent Application File B009/24 to sever the Subject Lands into two (2) lots containing the existing office and warehouse facility (the “Retained Lot”) and a lot that is intended to be redeveloped with a three (3)-storey office building (“the Severed Lot”).

### **Official Plan:**

Vaughan Official Plan 2010 (‘VOP 2010’): “Prestige Employment” and “General Employment”

### **Background:**

Site Development Application DA.22.046 was submitted to permit the expansion and construction of the existing office and warehouse facility on the Subject Lands. As noted above, the proposed Consent Application contemplates the creation of one (1) new lot on vacant lands to the northeast to accommodate a conceptual 3-storey office building with a total gross floor area (“GFA”) of approximately 1,557.50 m<sup>2</sup>. The conceptual plan was submitted to demonstrate that the lot is of sufficient size to accommodate a permitted use. A Site Plan Application will be required to develop the building and associated parking, access and landscaping details on the Severed Lot.

### **Comments:**

The Owner has submitted Consent Application File B009/24 to sever the Subject Lands into two (2) parcels. One containing the existing office and warehouse facility (the “Retained Lot”) and one intended to be developed with a three (3)-storey office building (“the Severed Lot”). The proposed Retained Lot would be approximately 80,098.20 m<sup>2</sup> in area and have a proposed lot frontage of 152.43 m as shown on the submitted sketch. Additionally, the proposed Severed Lot would be approximately 9,446.87 m<sup>2</sup> in area and have a proposed lot frontage of 68.99 m as shown on the submitted sketch. Driveway access for the retained lands are proposed from Trade Valley Drive, while the retained lands maintains access points from Trade Valley Drive, Huntington Road and Hunter’s Valley Road.

### Analysis

The Development Planning Department is of the opinion that the proposed severance is consistent with the Provincial Policy Statement 2020 (‘PPS’). Specifically, policies within 1.3.2 of the PPS speak to the importance of planning for, protecting and preserving employment areas for future uses. Policy 1.1.1 also encourages intensification to minimize land consumption and servicing costs. This application seeks to create an additional lot for employment uses within an employment area by subdividing a vacant portion of a large lot containing an existing employment use.

The proposed severance conforms to A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019, as amended (‘Growth Plan’). Policy 2.2.5.1 speaks to the importance of promoting economic development and competitiveness in the Greater Golden Horseshoe by ensuring that employment areas are efficiently utilized, and to align land use planning and economic development goals and strategies to retain and attract investment and employment. The proposed consent facilitates the establishment of an additional employment use (the proposed conceptual 3-storey office building).

The Subject Lands are designated “Employment Area” in the York Region Official Plan 2022 (‘YROP’). Within the YROP, Employment Areas are recognized for their strategic and vital role to the regional economy and are to be protected for the long term, especially where they are located adjacent to, or in proximity of, goods movements facilities and corridors, including existing and future major highways and interchanges, for manufacturing, warehousing, logistics, and appropriate associated uses. Policy 4.3.8 speaks to the importance of municipalities making the efficient use of existing employment lands. The creation of a lot to allow for the development of additional employment uses (conceptual 3-storey office building) is in keeping with the objectives and policies outlined in YROP 2022.

The Subject Lands are designated “Prestige Employment” and “General Employment” by Volume 1, Schedule 13, VOP 2010. Within the City of Vaughan, “Prestige Employment” areas are intended to accommodate light industrial, manufacturing and warehousing uses that do not produce noxious emissions and that do not require outside storage, while “General Employment” areas permit similar uses as Prestige Employment and additionally permit outside storage subject to the provisions in section 9.2.2.10 (e) of VOP 2010 as well as the Zoning By-law 001-2021. The creation of an additional employment lot to allow for the development of another employment use is in keeping with the objectives and policies outlined in the VOP 2010. As such, the proposal conforms to VOP 2010.

The proposed Retained Lot is zoned EM1 Prestige Employment Zone, as well as EM2 General Employment Zone and subject to the provisions of Exception 14.944 as well as Exception 14.945 under Zoning By-law 001-2021, as amended. While the proposed Severed Lot is zoned EM1 – Prestige Employment Zone, subject to the provisions of Exception 14.944. The proposed Retained Lot provides an area of approximately 80,098.20 m<sup>2</sup> and a lot frontage of 152.43 m. The proposed Severed Lot provides a lot area of approximately 9,446.87 m<sup>2</sup> and a lot frontage of 68.99 m. Both the proposed retained and severed lands exceed the minimum lot area and frontage requirements within Zoning By-law 001-2021.

Accordingly, the Development Planning Department has no objection to the requested severance and is of the opinion that the proposal is consistent with the PPS, conforms to the Growth Plan, conforms to the Official Plan, complies with the Zoning By-laws, and conforms to Section 51(24) as required by Section 53(12) of the Planning Act.

**Recommendation:**

The Development Planning Department recommends approval of the application.

**Conditions of Approval:**

If the Committee finds merit in the application, the following conditions of approval are recommended:

None.

**Comments Prepared by:**

Nicholas Del Prete, Planner  
David Harding, Senior Planner

**From:** [Cameron McDonald](#)  
**To:** [Committee of Adjustment](#)  
**Subject:** [External] RE: B009/24 (8800 Huntington Road) - REQUEST FOR COMMENTS, CITY OF VAUGHAN  
**Date:** Friday, August 2, 2024 1:32:48 PM  
**Attachments:** [image002.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 afternoon,

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:(437)880-1925)

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:** [Rajevan, Niranjana](#)  
**To:** [Christine Vigneault](#)  
**Cc:** [Committee of Adjustment](#)  
**Subject:** [External] RE: B009/24 (8800 Huntington Road) - REQUEST FOR COMMENTS, CITY OF VAUGHAN  
**Date:** Friday, August 9, 2024 6:01:14 PM  
**Attachments:** [image001.png](#)  
[image003.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 Christine,

The Regional Municipality of York has completed its review of the consent application – B009/24 (8800 Huntington 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. Partial 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.*

**Niranjana Rajevan, M.Pl.** | Associate Planner, Development Planning | Economic and Development Services Branch | Corporate Services Department

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

## SCHEDULE C: PUBLIC & APPLICANT CORRESPONDENCE

Correspondence Type	Name	Address	Date Received (mm/dd/yyyy)	Summary
Applicant				Planning Justification Report



July 24, 2024

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

**RE: CONSENT TO SEVER APPLICATION  
8800 HUNTINGTON ROAD, VAUGHAN  
OUR FILE: Y160AQ**

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On behalf of our client, 2226524 Ontario Inc. (the "Owner"), we are pleased to submit the enclosed Consent Application for the lands municipally addressed as 8800 Huntington Road in the City of Vaughan (the "Subject Lands").

In support of the application and in addition to this letter, please find enclosed the following digital (PDF) materials:

- Site Plan prepared by MHBC Planning;
- Topographic Survey prepared by David B. Searles Surveying Ltd.;
- The following signed forms:
  - Owner Authorization Form;
  - Authorizing Statements Form;
  - Sworn Declaration Form; and
  - Tree Declaration Form.

## **PROPOSAL DESCRIPTION**

The Owner is seeking the approval of the Committee of Adjustment (the "Committee") to sever the Subject Lands into two (2) parcels and effectively separate the lot containing the existing office and warehouse facility (the "Retained Lot") from the lot that is intended to be redeveloped with a three (3)-storey office building (the "Severed Lot").

As noted above, the proposed Consent Application contemplates the creation of one (1) new lot to accommodate a 3-storey office building with a total gross floor area ("GFA") of approximately 1,557.50 square metres (16,765 square feet). A future proposal to redevelop the Severed Lot through a Site Plan Approval application will contemplate 167 parking spaces, including 127 parking spaces located at-grade and 40 parking spaces located below grade, within a single-level parking garage. Access to the parking spaces will be provided from Trade Valley Drive to the north. Please note that



the current office use is contemplated as a temporary placeholder and will be reassessed upon the Committee’s future decision on this application.

As a result of the severance, the proposed Severed Lot will be approximately 9,446.87 square metres (101,685 square feet) in size, while the Retained Lot will be approximately 80,131.13 square metres (862,524 square feet) in size. The proposed severance will result in the following lot measurements:

Lot Measurements	Required	Retained Lot	Severed Lot
Lot Area	Min. 1,800 square metres	80,098.2 square metres	9,446.87 square metres
Lot Frontage	Min. 30 metres	152.43 metres	68.99 metres
Lot Depth	N/A	366.95 metres	118.20 metres

**CONSENT EVALUATION**

While this application is a Consent under Section 53 of the Planning Act, the determination is whether the approval of the Consent should be granted as noted in Section 53(12). Section 53(12) notes that the granting of approval is based on whether there is sufficient regard for the matters under Section 51(24). In our opinion, the proposed severance does have regard for the matters set out in Section 51(24) of the Planning Act as follows:

*“In considering a draft plan of subdivision, regard shall be had, among other matters, to the health, safety, convenience, accessibility for persons with disabilities and welfare of the present and future inhabitants of the municipality and to,”*

*a) the effect of development of the proposed subdivision on matters of provincial interest as referred to in section 2.*

With respect to Section 51(24)(a), a plan to sever will not conflict with provincial interests. The proposed severance will facilitate the development of a 3-storey office building, meeting provincial and municipal employment growth targets. It supports increased employment opportunities and economic development within the City and Region.

*b) whether the proposed subdivision is premature or in the public interest.*

The Consent Application is not premature as it contributes to existing employment in the surrounding area and will provide increased employment opportunities, meeting provincial and municipal employment growth targets.

*c) whether the plan conforms to the official plan and adjacent plans of subdivision, if any.*

Section 51(24)(c) has been met as the proposal conforms to the City Official Plan and complies with the Zoning By-law, as the Subject Lands and surrounding areas are designated and zoned for employment uses.

*d) the suitability of the land for the purposes for which it is to be subdivided.*

*f) the dimensions and shapes of the proposed lots.*

Section 51(24)(d) and (f) are met as the proposed severance will facilitate a proposed development that is suitable in terms of its surrounding context and will create two (2) lots that are zoning-compliant and appropriate for the surrounding context.

*i) the adequacy of utilities and municipal services.*

Section 51(24)(i) are met as the proposed Consent Application will facilitate a proposal that will optimize existing servicing and utilities infrastructure.

Based on the above analysis, the proposed severance meets the tests under Section 51(24) of the Planning Act, specifically (a), (b), (c), (d), (f), and (i). Given the context and scope of the proposal, the criteria of 51(24) (e), (g), (h), (j), (k), (l), and (m) are not applicable. Therefore, the proposed severance is in the public interest, represents good planning and has sufficient regard for the matters under Section 51(24) of the Planning Act.

## **CONCLUSION**

It is our opinion that the requested Consent Application to sever the property is appropriate, represents good planning and is in the public interest.

Should you require any further information, please do not hesitate to contact the undersigned.

Yours truly,

**MHBC**



Eldon C. Theodore, BES, MUDES, MLAI, MCIP, RPP  
Partner



Stefan Staicu, BES  
Associate

## SCHEDULE D: BACKGROUND

Application No. (City File)	Application Description (i.e. Minor Variance Application; Approved by COA / OLT)
None	N/A