

ITEM #: 6.18	REPORT SUMMARY CONSENT APPLICATION FILE NUMBER B016/24
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Report Date: January 31, 2025

**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 checked="" type="checkbox"/>	No <input type="checkbox"/>	Recommend Approval w/Conditions
Development Engineering	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	General Comments w/Conditions
Forestry	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	No Comments Received to Date
Development Finance	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

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			12/06/2024	Application Cover 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 (to be obtained from NOD_ADJ)
N/A	N/A

SCHEDULES

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



**REPORT SUMMARY
CONSENT APPLICATION
FILE NUMBER B016/24**

CITY WARD #:	2
APPLICANT:	Alectra Utilities Corporation
AGENT:	Oz Kemal (MHBC Planning)
PROPERTY:	6531 Rutherford Road, Vaughan
ZONING DESIGNATION:	See below.
VAUGHAN OFFICIAL PLAN (2010) DESIGNATION:	Vaughan Official Plan 2010 ('VOP 2010'): "Utility" by Schedule 3 - Land Use of West Vaughan Employment Area Secondary Plan (Chapter 11.9, Volume 2).
RELATED DEVELOPMENT APPLICATIONS:	DA.24.042
PURPOSE OF APPLICATION:	<p>Consent is being requested to permit a lease greater than 21 years over Part 1 (as shown on the Plan submitted with the application) in favour of Vaughan 3 Energy Storage 1 GP Inc. (as general partner for and on behalf of Vaughan 3 Energy Storage 1 LP).</p> <p>The leased lands will be used to operate a Battery Energy Storage System ('BESS'). The BESS is being implemented to provide power to the energy grid in the case of a blackout or dip in power on the grid. The retained land consists of Parts 2, 3, 4, 6 & 8 on the submitted plans.</p> <p>Consent is also being requested to establish an access easement over Parts 5 & 7 (servient land) in favour of Part 1 (dominant land subject to lease).</p>

HEARING INFORMATION

DATE OF MEETING: Thursday, February 6, 2025
TIME: 6:00 p.m.
MEETING LOCATION: Vaughan City Hall, Woodbridge Room (2nd Floor), 2141 Major Mackenzie Drive
LIVE STREAM LINK: Vaughan.ca/LiveCouncil

PUBLIC PARTICIPATION

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

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

Email: cofa@vaughan.ca

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

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

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

INTRODUCTION

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

INTRODUCTION

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.

Public written and oral submissions relating to this application are taken into consideration by the Committee of Adjustment as part of its deliberations and final decision on this matter.

COMMITTEE OF ADJUSTMENT

Date Public Notice Mailed:	January 23, 2025
Date Applicant Confirmed Posting of Sign:	January 14, 2025
Was a Zoning Review Waiver (ZRW) Form submitted by Applicant: <small>*ZRW Form may be used by applicant in instances where a revised submission is made, and zoning staff do not have an opportunity to review and confirm variances prior to the issuance of public notice.</small>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
COMMENTS:	
See recommended conditions of approval:	
Committee of Adjustment Recommended Conditions of Approval:	<ol style="list-style-type: none"> 1. That the applicant's solicitor confirms the legal description of the subject land, which includes the leased lands and the easement. 2. That the applicant provides one full sized hard copy of the deposited plan of reference of the entire land. 3. That the applicant emails an electronic copy of the deposited plan of reference to cofa@vaughan.ca 4. Payment of the Certificate Fee as provided on the City of Vaughan's Committee of Adjustment Fee Schedule.

BUILDING STANDARDS (ZONING)

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

DEVELOPMENT PLANNING

**See Schedule B for Development Planning Comments.	
Development Planning Recommended Conditions of Approval:	That all comments on Site Development Application DA.24.043 be addressed to the satisfaction of the Development and Parks Planning Department.

DEVELOPMENT ENGINEERING

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

The Development Engineering Department has reviewed the Consent Application, which seeks approval for leasing purposes exceeding twenty-one (21) years and for an access easement. The easement would grant Vaughan 3 Energy Storage 1 GP Inc. (as general partner on behalf of Vaughan 3 Energy Storage 1 LP) the right to access and utilize a portion of the subject lands for utility or public use purposes.

The Development Engineering (DE) Department does not object to Consent Application B016/24, subject to the following condition(s):

Development Engineering Recommended Conditions of Approval:	<p>The Owner/Applicant shall obtain approval for the related Site Development Application (DA.24.043) from the Development Engineering (DE) Department.</p> <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</p>
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DEVELOPMENT ENGINEERING

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

Owner / Applicant shall submit the deposited reference plan to DE in order to clear this condition.

PARKS, FORESTRY & HORTICULTURE (PFH)

No comments received to date

PFH Recommended Conditions of Approval:	None
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DEVELOPMENT FINANCE

No comment no concerns

Development Finance Recommended Conditions of Approval:	None
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BY-LAW AND COMPLIANCE, LICENSING AND PERMIT SERVICES

No comments received to date

BCLPS Recommended Conditions of Approval:	None
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BUILDING INSPECTION (SEPTIC)

No comments received to date

Building Inspection Recommended Conditions of Approval:	None
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FIRE DEPARTMENT

No comments received to date

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

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

#	DEPARTMENT / AGENCY	CONDITION
1	Committee of Adjustment cofa@vaughan.ca	1. That the applicant's solicitor confirms the legal description of the subject land, which includes the leased lands and the easement. 2. That the applicant provides one full sized hard copy of the deposited plan of reference of the entire land. 3. That the applicant emails an electronic copy of the deposited plan of reference to cofa@vaughan.ca 4. Payment of the Certificate Fee as provided on the City of Vaughan's Committee of Adjustment Fee Schedule.
2	Development Planning Harry.zhao@vaughan.ca	That all comments on Site Development Application DA.24.043 be addressed to the satisfaction of the Development and Parks Planning Department.
3	Development Engineering Rex.bondad@vaughan.ca	1. The Owner/Applicant shall obtain approval for the related Site Development Application (DA.24.043) from the Development Engineering (DE) Department. 2. 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.

All conditions of approval, unless otherwise stated, are considered to be incorporated into the approval "if required". If a condition is no longer required after an approval is final and binding, the condition may be waived by the respective department or agency requesting conditional approval. A condition cannot be waived without written consent from the respective department or agency.

IMPORTANT INFORMATION – PLEASE READ

CONDITIONS: Conditions must be fulfilled within two years from the date of the giving of the Notice of Decision, failing which this application shall thereupon be deemed to be refused. No extension to the last day for fulfilling conditions is permissible.

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

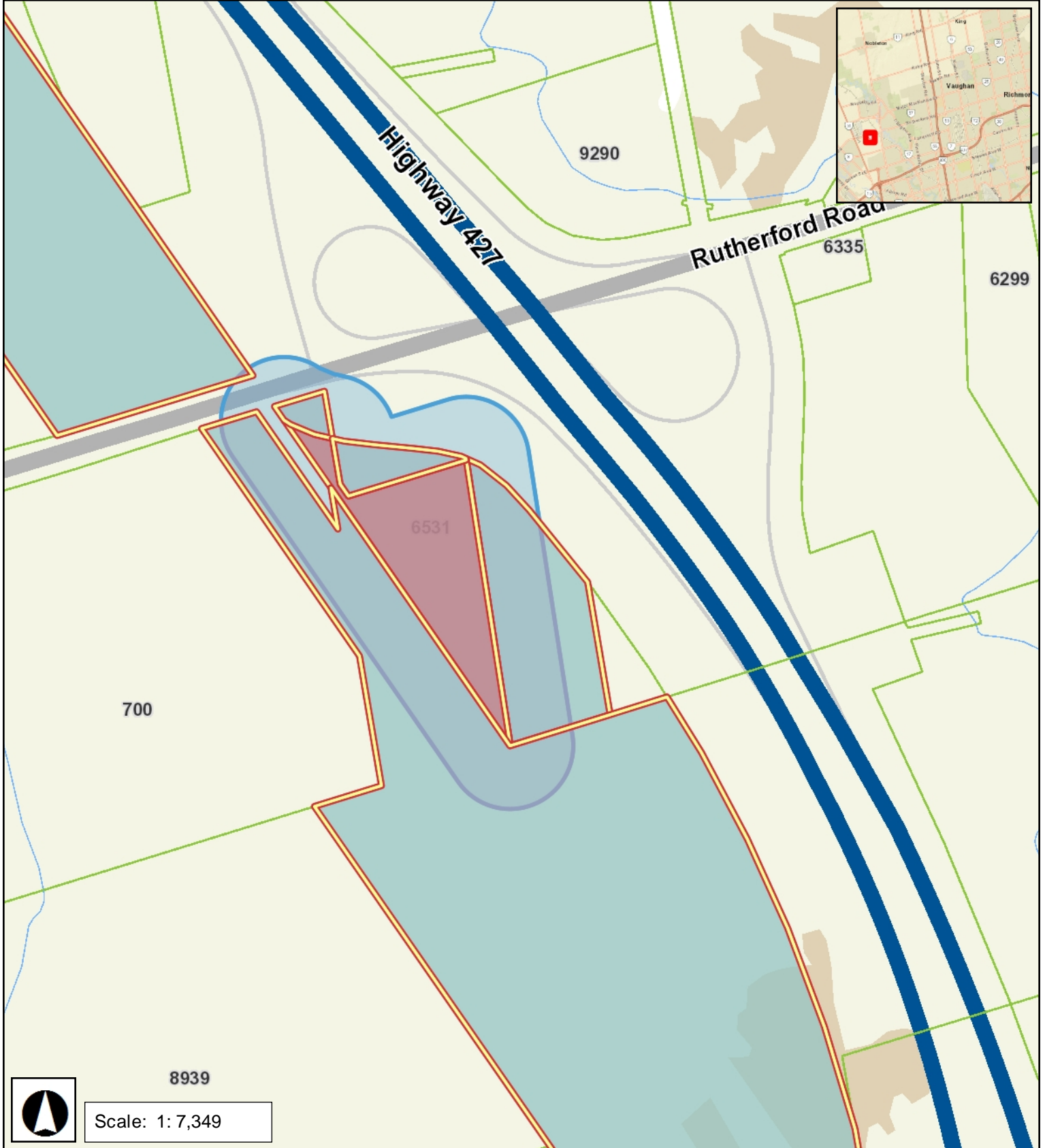
That the payment of the City Development Charge, if required, is payable to the City of Vaughan before issuance of a building permit in accordance with the Development Charges Act and the City's Development Charges By-law in effect at the time of payment.

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

That the payment of Special Area Development charge, if required, is payable to the City of Vaughan before issuance of a building permit in accordance with the Development Charges Act and The City's Development Charge By-law in effect at the time of Building permit issuance to the satisfaction of the Reserves/Capital Department.

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

SCHEDULE A: DRAWINGS & PLANS






Scale: 1: 7,349

RECEIVED

By Matthew Ka at 3:34 pm, Jan 20, 2025

CONSENT FOR EASEMENT SKETCH

-  Proposed Access Easement in favour of Part 1 over Parts 5 and 7
-  Retained Land Parts 2, 3, 4, 6, and 8
-  Leased Area Part 1



- NOTES:
- Underlying Reference Plan prepared by Total Tech Surveying Inc. (January 14th, 2025)
 - Bearings are UTM grid, derived from the observed reference points A and B by Real Time Network (RTN) observations, NAD83 UTM Zone 17, (CSRS), (2010)

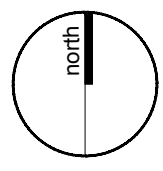
No.	Date	Note	BY
1	2025-01-16	Update underlying reference plan	RM

MHBC PLANNING URBAN DESIGN & LANDSCAPE ARCHITECTURE
301-12 JAMES STREET NORTH, HAMILTON, ON, L8R 2J8 | P: 905.636.6696 | WWW.MHBCPLAN.COM

Plotted: Monday, January 20, 2025

File No.: 24132 - B	Drawn By: R.M.
Scale: 1:1,500	Checked By: T.T.

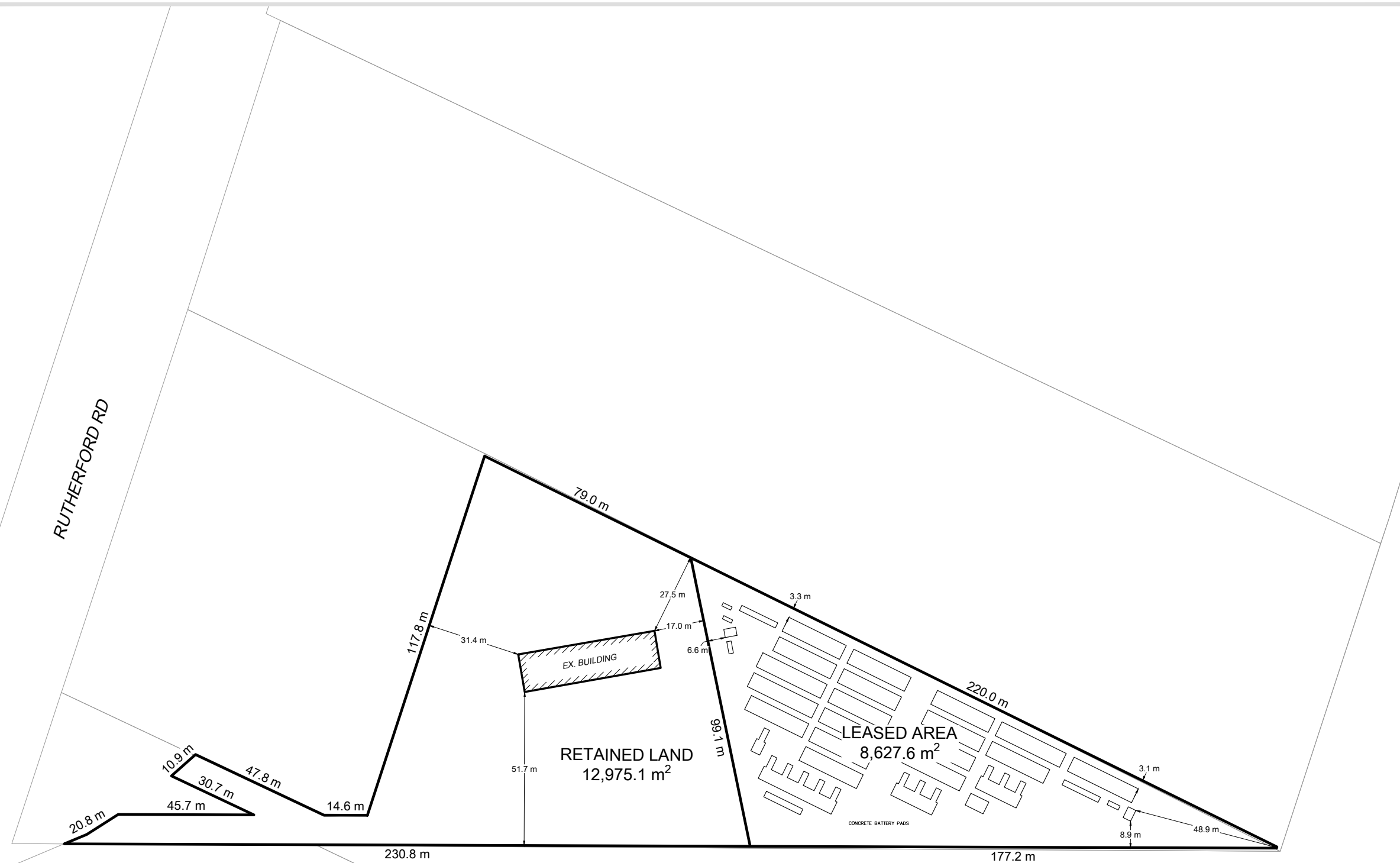
6531 RUTHERFORD RD, VAUGHAN
PART OF THE WEST HALF OF LOT 15,
CONCESSION 9
FORMERLY IN THE GEOGRAPHIC TOWNSHIP OF VAUGHAN
COUNTY OF YORK IN THE
CITY OF VAUGHAN
REGIONAL MUNICIPALITY OF YORK



CONSENT FOR LEASE SKETCH

Retained Land: 12,975.1 m²

Leased Area: 8,627.6 m²



- NOTES:
- Underlying Reference Plan prepared by Total Tech Surveying Inc. (January 14th, 2025)
 - Bearings are UTM grid, derived from the observed reference points A and B by Real Time Network (RTN) observations, NAD83 UTM Zone 17, (CSRS), (2010)

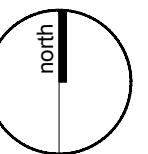
No.	Date	Note	BY
1	2025-01-16	Update underlying reference plan	RM

MHBC | PLANNING URBAN DESIGN & LANDSCAPE ARCHITECTURE
301-12 JAMES STREET NORTH, HAMILTON, ON, L8R 2J9 | P: 905.636.6696 | WWW.MHBCPLAN.COM

Plotted: Monday, January 20, 2025

File No.: 24132 - B	Drawn By: R.M.
Scale: 1:1,500	Checked By: T.T.

6531 RUTHERFORD RD, VAUGHAN
 PART OF THE WEST HALF OF LOT 15,
 CONCESSION 9
 FORMERLY IN THE GEOGRAPHIC TOWNSHIP OF VAUGHAN
 COUNTY OF YORK IN THE
 CITY OF VAUGHAN
 REGIONAL MUNICIPALITY OF YORK



COORDINATES ARE DERIVED FROM GRID OBSERVATIONS USING THE SMART-NET NETWORK SERVICE AND ARE REFERRED TO UTM ZONE 17 (81° WEST LONGITUDE) NAD83 (CSRS) (2010.0). COORDINATE VALUES ARE TO AN URBAN ACCURACY IN ACCORDANCE WITH SECTION 14(2) O.REG 216/10

POINT ID	NORTHING	EASTING
ORP-A	4851126.878	608906.974
ORP-B	4850832.305	608957.468

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

AREAS
 AREAS SHOWN ON THIS PLAN ARE IN SQUARE METRES AND CAN BE CONVERTED TO SQUARE FEET BY MULTIPLYING BY 10.76391.

PARTS SCHEDULE				
PART	LOT	CONC	P.I.N.	AREA
1	PART OF THE WEST HALF OF LOT 15	CONCESSION 9	PART OF 03318-0208(LT)	8627.6 Sq.m.
2	PART OF THE WEST HALF OF LOT 15		PART OF 03318-0208(LT)	3021.3 Sq.m.
3	PART OF THE WEST HALF OF LOT 15		PART OF 03318-0208(LT)	90.8 Sq.m.
4	PART OF THE WEST HALF OF LOT 15		PART OF 03318-0208(LT)	392.7 Sq.m.
5	PART OF THE WEST HALF OF LOT 15		PART OF 03318-0202(LT)	643.2 Sq.m.
6	PART OF THE WEST HALF OF LOT 15		PART OF 03318-0208(LT)	3693.4 Sq.m.
7	PART OF THE WEST HALF OF LOT 15		PART OF 03318-0208(LT)	3128.7 Sq.m.
8	PART OF THE WEST HALF OF LOT 15		PART OF 03318-0208(LT)	2005.0 Sq.m.

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT
 DATE: JANUARY 14, 2025

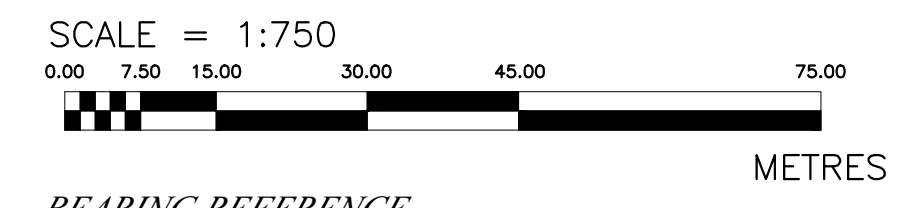
RECEIVED AND DEPOSITED
 DATE: _____

BLOSS J. SUTHERLAND
 ONTARIO LAND SURVEYOR

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

PARTS 1 to 4 and 6 to 8 (INCLUSIVE) COMPRISES ALL OF PIN 03318-0208(LT)
 PART 5 COMPRISES PART OF PIN 03318-0202(LT)
 PART 8 IS SUBJECT TO EASEMENT AS IN INST. No. YR103380
 PART 3 IS SUBJECT TO EASEMENT AS IN INST. No. YR2386746

PLAN OF SURVEY
 OF
 PART OF THE WEST HALF OF LOT 15,
 CONCESSION 9
 (FORMERLY IN THE GEOGRAPHIC TOWNSHIP OF VAUGHAN COUNTY OF YORK)
 IN THE
 CITY OF VAUGHAN
 REGIONAL MUNICIPALITY OF YORK



BEARING REFERENCE
 BEARINGS ARE UTM GRID, DERIVED FROM THE OBSERVED REFERENCE POINTS A AND B, BY REAL TIME NETWORK (RTN) OBSERVATIONS, NAD83 UTM ZONE 17, (CSRS), (2010).

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

DISTANCES
 DISTANCES HEREON ARE HORIZONTAL GROUND AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999715437

- LEGEND**
- SIB DENOTES 25 mm X 25 mm X 1.22 m STANDARD IRON BAR
 - SSIB DENOTES 25 mm X 25 mm X 0.61 m SHORT STANDARD IRON BAR
 - IB DENOTES 16 mm X 16 mm X 0.61 m IRON BAR
 - IBØ DENOTES 19 mm Diameter X 0.61 m ROUND IRON BAR
 - DENOTES SURVEY MONUMENT FOUND
 - DENOTES SURVEY MONUMENT SET AND MARKED 1858
 - WIT. DENOTES WITNESS
 - (S) DENOTES SET
 - (PROP) DENOTES SET PROPORTIONALLY
 - (N.T.S.) DENOTES NOT TO SCALE
 - (OU) DENOTES ORIGIN UNKNOWN
 - (S/W) DENOTES 3" X 3/8" SPIKE/WASHER
 - (NBF) DENOTES NO BAR FOUND
 - (D) DENOTES DEED INST. No.
 - (P) DENOTES PLAN 65R-21891
 - (P2) DENOTES PLAN 65R-23673
 - (P4) DENOTES PLAN 65R-25530
 - (OH) DENOTES ONTARIO HYDRO
 - (JDB) DENOTES J.D. BARNES, LTD.
 - (YY) DENOTES YOUNG & YOUNG SURVEYING LTD., O.L.S.
 - (1776) DENOTES DAVID J. PESCE SURVEYING, O.L.S.
 - ⊥ DENOTES PERPENDICULAR
 - (M) DENOTES MEASURED
 - (C) DENOTES CALCULATED
 - ≠ DENOTES NOT TO SCALE
 - (LT) DENOTES LAND TITLES
 - ⊕ DENOTES SET BY INTERSECTION
 - (P1) DENOTES PLAN 65R-35810
 - (P3) DENOTES PLAN YR-2223706
 - (P5) DENOTES PLAN 65R-34870

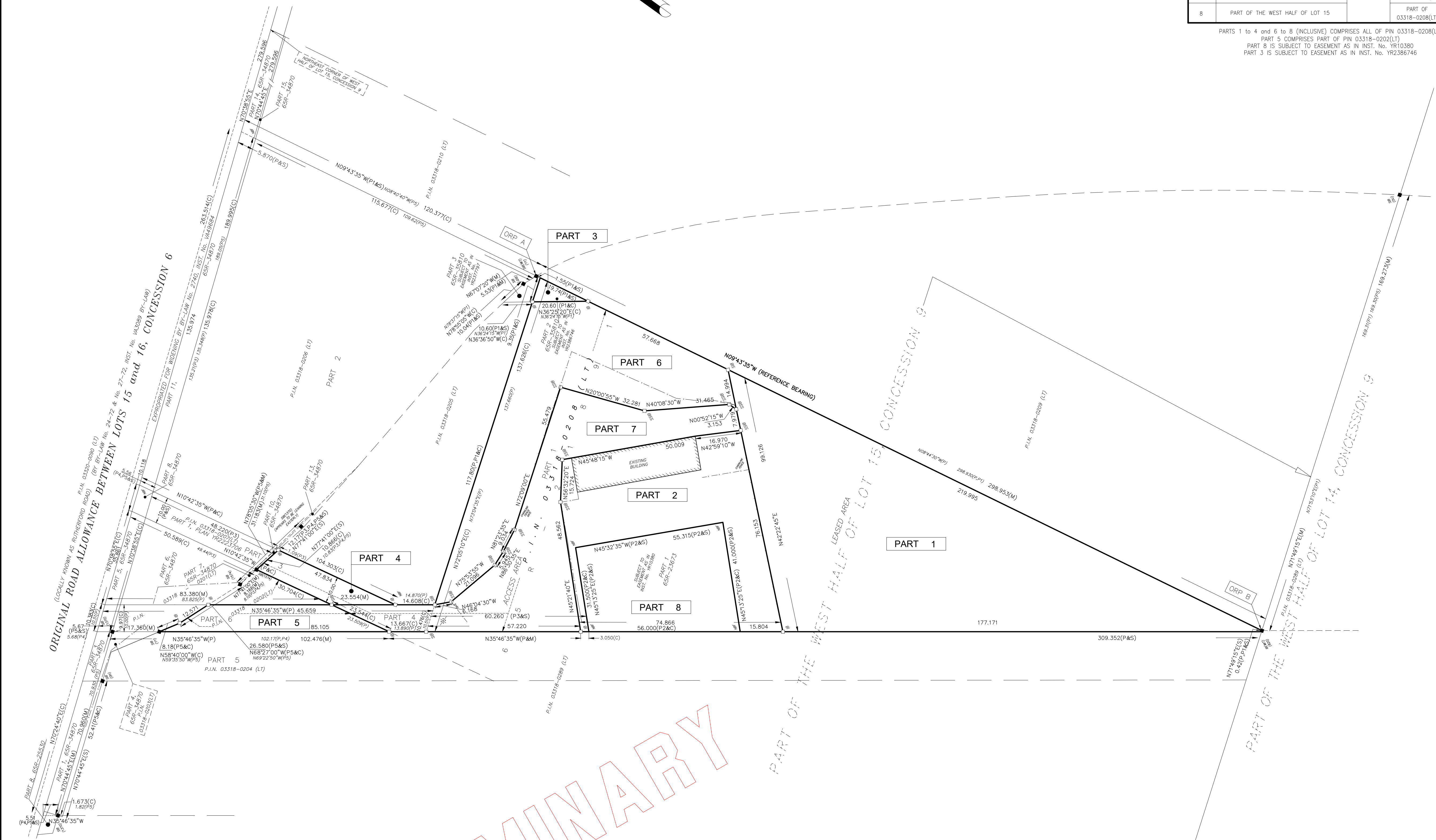
NOTE: THIS PLAN IS NOT FOR DEPOSIT

"NOTE"
 This plan has been prepared for the limited use of [Emily-Han if not confidential, for the purpose of a Reference Plan] and cannot be used by other parties. This plan is to remain confidential, is prepared under copyright and must not be used without the permission of the signing surveyor or the company responsible for the plan.

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:
 1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT, THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
 2. THE SURVEY WAS COMPLETED ON THE 9th DAY OF JANUARY, 2023.

DATE: JANUARY 14, 2025
 BLOSS J. SUTHERLAND
 ONTARIO LAND SURVEYOR
 for TOTAL TECH SURVEYING INC.



PRELIMINARY

Total Tech Surveying Inc.

341 Talbot St. N.
 Units 2 & 3
 Essex, ON N8M 2W3
 (519) 776-9887

Drawn by: W.R.G.	Checked by: B.J.S.	Job No: 2023-014	Plan File No: D-456
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**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 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
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

Date: December 23rd 2024
Attention: **Christine Vigneault**
RE: Request for Comments

File No.: **B016-24**
Related Files:
Applicant: MHBC Planning
Location 6531 Rutherford Road



Discover the possibilities

COMMENTS:

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

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

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

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

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

References:

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

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

Stephen Cranley, C.E.T

Mitchell Penner

Supervisor, Distribution Design, ICI & Layouts (North)

Supervisor, Distribution Design-Subdivisions

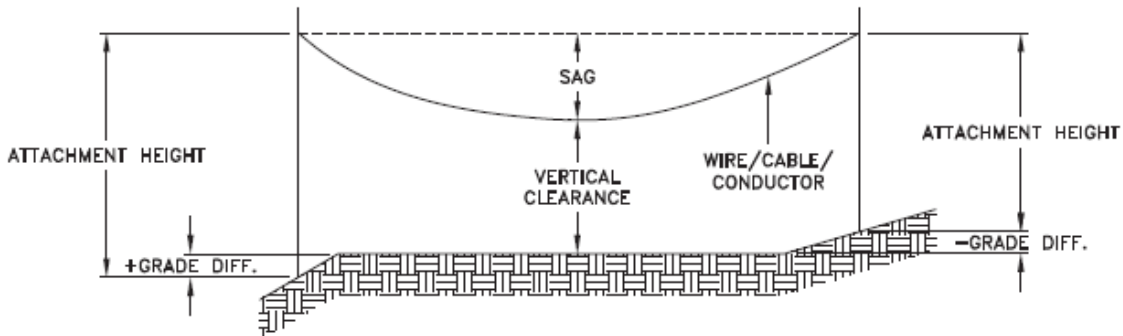
Phone: 1-877-963-6900 ext. 31297

Phone: 416-302-6215

E-mail: stephen.cranley@alectrautilities.com

Email: Mitchell.Penner@alectrautilities.com

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



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

NOTES:

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

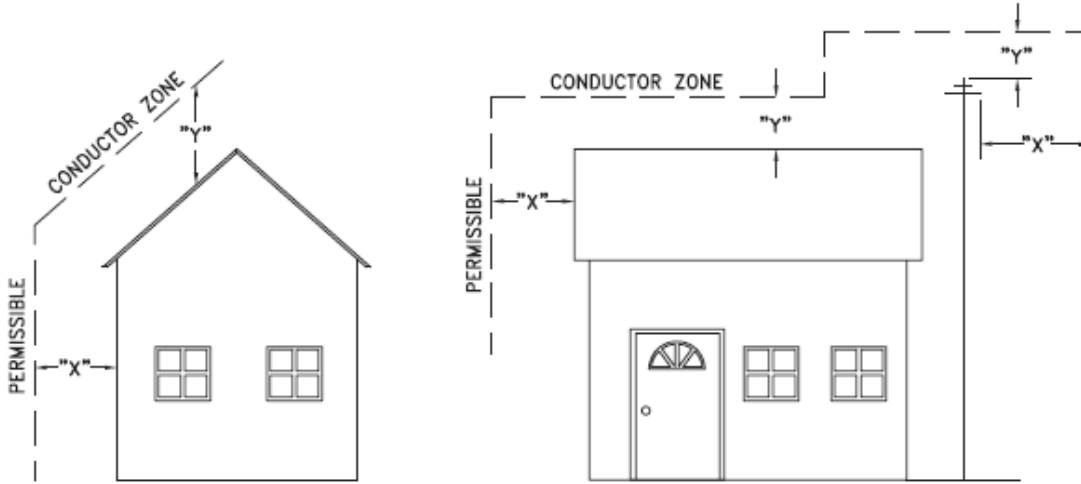
METRIC	IMPERIAL (APPROX)
810cm	27'-0"
760cm	25'-4"
730cm	24'-4"
520cm	17'-4"
480cm	16'-0"
442cm	15'-5"
370cm	12'-4"
340cm	11'-4"
310cm	10'-4"
250cm	8'-4"

SAGS AND TENSIONS	SECTION 02
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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 CLEARNACE UNDER MAXIMUM SWING CONDITIONS DIMENSION "X" (SEE NOTES 1, 3 & 4)	MINIMUM VERTICAL CLEARANCE UNDER MAXIMUM DESIGN SAG CONDITIONS DIMENSION "Y" (SEE NOTES 1, 2, 4 & 5)
0-600V AND NEUTRAL	100cm	250cm
4.16/2.4 TO 44kV	300cm	480cm

NOTES

1. UNDER NO CIRCUMSTANCES SHALL A CONDUCTOR BE PERMITTED TO PENETRATE THE ENVELOPE SHOWN BY THE DOTTED LINE.
2. THE VERTICAL CLEARANCES ARE UNDER CONDITIONS OF MAXIMUM DESIGN SAG.
3. THE HORIZONTAL CLEARANCES ARE UNDER CONDITIONS OF MAXIMUM SWING. WHERE THE CONDUCTOR SWING IS NOT KNOWN A HORIZONTAL CLEARANCE OF 480CM SHALL BE USED.
4. BUILDINGS THAT EXCEED 3 STOREYS OR 15M IN HEIGHT, THE MINIMUM HORIZONTAL CLEARANCE OF THE SECONDARY CONDUCTORS SHOULD BE INCREASED TO 300cm WHERE IT IS NECESSARY TO ALLOW FOR THE RAISING OF LADDERS BY LOCAL FIRE DEPARTMENTS.
5. IN SITUATIONS SUCH AS MULTI-LEVEL GARAGES, WHERE ROOFS ARE NORMALLY USED BY PERSONS AND VEHICLES, THE VERTICAL CLEARANCES OF POWERSTREAM STANDARD 03-1 SHALL APPLY.
6. DISTRIBUTION LINES CONSTRUCTED NEAR BUILDINGS SHALL BE BUILT TO AVOID OVERHANG WHEREVER POSSIBLE. WHERE LINES MUST BE CONSTRUCTED OVER OR ADJACENT TO BUILDINGS THE APPLICABLE HORIZONTAL AND VERTICAL CLEARANCES SHALL BE AT CONDITIONS OF MAXIMUM CONDUCTOR SWING AND MAXIMUM SAG. THE ABOVE CLEARANCES ARE DESIGNED TO PREVENT PERSONS ON OR IN BUILDINGS AS WELL AS EXTERNAL MACHINERY USED IN CONJUNCTION WITH A BUILDING TO COME IN CONTACT WITH CONDUCTORS. EFFORTS SHOULD BE MADE TO INCREASE THESE CLEARANCES WHERE POSSIBLE.
7. ALL CLEARANCES ARE IN ACCORDANCE TO CSA C22.3 NO.1-06 (TABLE-9).

CONVERSION TABLE	
METRIC	IMPERIAL (APPROX)
480cm	16'-0"
300cm	10'-0"
250cm	8'-4"
100cm	3'-4"

MINIMUM VERTICAL & HORIZONTAL CLEARANCES OF CONDUCTORS FROM BUILDINGS OR OTHER PERMANENT STRUCTURES (CONDUCTORS NOT ATTACHED TO BUILDINGS)

Certificate of Approval	
This construction Standard meets the safety requirements of Section 4 of Regulation 22/04	
Debbie Dadwani, P.Eng.	2010-MAY-05
Name	Date
P.Eng. Approval By: <i>D. Dadwani</i>	

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

To: Committee of Adjustment

From: Niloufar Youssefi, Building Standards Department

Date: December 20, 2024

Applicant: MHBC Planning

Location: 6531 Rutherford Road
CONC 9 Part of Lot 15

File No.(s): B016/24

Zoning Classification:

The subject lands are zoned FD – Future Development under Zoning By-law 001-2021, as amended.

Proposal:

The subject consent application is to permit a lease in excess of 21 years in the existing subject lands and therefore the Zoning By-Law requirements for Lot Area and Lot Frontage are not applicable.

Staff Comments:

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

There are no outstanding Orders on file

Building Permit(s) Issued:

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

Other Comments:

None.

Conditions of Approval:

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

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

From: [Nelson Pereira](#)
To: [Committee of Adjustment Mailbox](#)
Subject: B016/24 Vaughan - Finance - Complete No Conditions (Matthew Ka)
Date: Tuesday, December 24, 2024 11:15:45 AM

Please note that Vaughan - Finance process is now complete for a COA folder with the following details:

File No: B016/24

Type: Consent - Easement / ROW

Address: 6531 Rutherford Rd

Comments:

Conditions:

From: [Brett Rutledge](#)
To: [Committee of Adjustment Mailbox](#)
Subject: B016/24 Vaughan - Parks - Complete No Conditions (Matthew Ka)
Date: Thursday, January 2, 2025 1:58:48 PM

Please note that Vaughan - Parks process is now complete for a COA folder with the following details:

File No: B016/24

Type: Consent - Easement / ROW

Address: 6531 Rutherford Rd

Comments:

Conditions:

To: Christine Vigneault, Committee of Adjustment Secretary Treasurer

From: Nancy Tuckett, Director of Development and Parks Planning

Date: January 27, 2025

Name of Owners: Tom Wasik – Alectra Utilities Corporation

Location: 6531 Rutherford Road

File No.: B016/24

Proposal:

The Owner proposes to lease vacant portions of the Subject Lands identified as part '1' in the submitted draft reference plan to Vaughan 3 Energy Storage 1 GP Inc. ('the Lessee') for a period of more than 21 years to facilitate the implementation of a Battery Energy Storage System ('BESS') compound composed of batteries and associated equipment. The Owner also requests municipal consent to permit the registration of a private access easement, identified as parts '5' and '7' in the draft reference plan, in favour of the Lessee.

Official Plan:

Vaughan Official Plan 2010 ('VOP 2010'): "Utility" by Schedule 3 - Land Use of West Vaughan Employment Area Secondary Plan (Chapter 11.9, Volume 2).

Comments:

The proposed BESS is a public utility use, and is permitted on the Subject Lands by VOP 2010 and the Zoning By-law. VOP 2010 speaks to recognizing the importance of hydro corridors and minimizing adverse impacts on the use of such corridors. The proposed BESS compound is proposed to contribute toward the energy needs of the overall Ontario electricity system and is not anticipated to adversely impact the use of the hydro corridor. The Applicant has submitted a Site Development Application, file DA.24.043, for approval with the Development and Parks Planning Department, and is currently under review.

Access to the BESS compound is proposed to be provided by an existing road that is partially owned by the Ministry of Transportation of Ontario ('MTO'). The Applicant has successfully obtained an MTO encroachment permit to facilitate access. Staff are satisfied that the existing transformer station owned and operated by Alectra on the Subject Lands is located outside of the access easement and leased area. All aspects of the location and layout of the proposed BESS compound are being reviewed through the Site Development Application.

Zoning staff advise that Zoning By-law requirements for lot area and lot frontage are not applicable as the proposal is for a lease in excess of 21 years. Development and Parks Planning Staff have reviewed the proposed lease and easement and have no objections.

Accordingly, the Development and Parks Planning Department supports the proposed consent application and is of the opinion that the proposal maintains the intent of VOP 2010 and conforms to the consent criteria stipulated in Section 51(24) of the *Planning Act*.

Recommendation:

The Development Planning Department recommends approval of the applications, subject to the following condition.

Condition of Approval:

If the Committee finds merit in the applications, the following condition of approval is recommended for B016/24:

1. That all comments on Site Development Application DA.24.043 be addressed to the satisfaction of the Development and Parks Planning Department.

Comments Prepared by:

Harry Zhao, Planner 1
Janany Nagulan, Senior Planner

From: [Cameron McDonald](#)
To: [Committee of Adjustment Mailbox](#)
Subject: [External] RE: B016/24 - REQUEST FOR COMMENTS, CITY OF VAUGHAN
Date: Monday, January 6, 2025 11:43:14 AM
Attachments: [image001.png](#)

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

Hello,

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 the 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

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



From: [Development Services](#)
To: [Committee of Adjustment Mailbox](#)
Subject: [External] RE: B016/24 - REQUEST FOR COMMENTS, CITY OF VAUGHAN
Date: Thursday, January 2, 2025 1:27:44 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.

Hello,

The Region has completed its review of consent application B016/24 and has no comment. Please provide a copy of the notice of decision for our records.

Many thanks,

Christine Meehan, B.U.R.Pl., B. B. A | Planner (Intake Lead), Economic and Development Services Branch, Corporate Services Department

The Regional Municipality of York | 17250 Yonge Street | Newmarket, ON L3Y 6Z1
1-877-464-9675 | christine.meehan@york.ca | www.york.ca

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SCHEDULE C: PUBLIC & APPLICANT CORRESPONDENCE

Correspondence Type	Name	Address	Date Received (mm/dd/yyyy)	Summary
Applicant			12/06/2024	Application Cover Letter



December 06, 2024

Office of the City Clerk/Committee of Adjustment
Attn: Secretary Treasurer
2141 Major Mackenzie Drive
Vaughan, ON L6A 1T1

e: cofa@vaughan.ca

Dear Secretary-Treasurer:

**RE: B016-24: 6531 RUTHERFORD ROAD, VAUGHAN
APPLICATION FOR CONSENT TO LEASE AND EASEMENT
OUR FILE 24132B**

On behalf of our client, Alectra Utilities Corporation (the 'Owner'), please find enclosed a Consent to Lease and Easement application for the property municipally addressed as 6531 Rutherford Road in the City of Vaughan (the 'Subject Lands'). The purpose of this Consent Application is to secure a lease and an access easement between Alectra Utilities Corporation and Vaughan 3 Energy Storage 1 GP Inc. (as general partner for and on behalf of Vaughan 3 Energy Storage 1 LP), for the lands at 6531 Rutherford Road that would facilitate the implementation of electric utilities – a Battery Energy Storage System ('BESS').

In support of this application, we have enclosed the following items as separate PDF files:

- On-line Consent Application Form;
- One (1) copy of the Owner Authorization Form;
- One (1) copy of Permission to Enter and Acknowledgement of Public Information;
- One (1) copy of Sworn Declaration Form;
- One (1) copy of Tree Declaration Form (nul and void);
- One (1) copy of Sketch Plan;
- One (1) copy of Reference Plan and,
- One (1) copy of Encroachment Permit EC-2024-20T-00000454 V2 (Ministry of Transportation).

The Tree Declaration Form is submitted as a 'nul and void' form due to the fact that this information is required through the on-line submission portal to advance the completion of an application. A completed Tree Declaration Form has been submitted through a corresponding and separate Site Plan Application (File No. DA 24-042).

The Ministry of Transportation's (MTO) Encroachment Permit is enclosed with this letter and indicates that access is granted across the MTO highway corridor to the Subject Lands.

The consent application fee is being submitted separately.

OVERVIEW

The Subject Lands are located south of Rutherford Road (Highway 73) and on the west side of Provincial Highway 427. The Subject Lands are approximately 2.16 ha (5.3 acres) in area and contain an existing electric utility in the northern portion of the Subject Lands near Rutherford Road.

The Subject Lands are within the Employment Area in the City of Vaughan Official Plan, Volume 1, Schedule 1 and are within the West Vaughan Employment Area Secondary Plan (s.11.9, Volume 2). Under the Official Plan, Volume 2, s.11.9, Schedule 3: Land Use, the Subject Lands are designated 'Utility'. Under Official Plan, Volume 1, section 8.4.2.3, under Hydro Corridors, the policy states that it is the policy of Council to recognize the importance of high voltage hydro corridors in servicing Vaughan and to minimize any adverse impacts on the use of such corridors.

The Subject Lands are zoned as 'Future Development (FD)' in the City of Vaughan Zoning By-law 001-2021, Schedule A, Maps 100, 101, 118 and 119. Under the Zoning By-law, 'Public Use' means, any use of lands, buildings or structures by a public authority or another party that has the authorization of a public authority. Under Section 4.15 Uses Permitted in All Zones, Public Uses indicates that the requirements of the Zoning By-law shall not apply to the use of land or erection/use of any building or structure by a public authority for a public use.

SUMMARY OF THE PROPOSAL

The purpose of this application is for the Owner to obtain a consent for leasing purposes for a period of over twenty-one (21) years and for an access easement to grant Vaughan 3 Energy Storage 1 GP Inc. (as general partner for and on behalf of Vaughan 3 Energy Storage 1 LP) the right to access and utilize a portion of the Subject Lands for Utility/Public Use purposes. In this case, for a Battery Energy Storage System ('BESS'). The BESS is being implemented to provide power to the energy grid in the case of a blackout or dip in power on the grid.

The Leased Lands are an irregular triangular shape. The Leased Lands have the following approximate area and dimensions:

- 8,627.6 m² area
- 99.1 m lot width abutting retained lands
- 220 m lot length along eastern lot line nearest Provincial Highway 427
- 177.2 m lot length along southwestern lot line nearest Hydro Corridor

The Retained Lands have the following approximate area and dimensions:

- 12,975 m² area
- 31.7 m combined lot frontage near Rutherford Road
- 99.1 m lot width abutting leased lands
- 117.9+ m lot width parallel to Rutherford Road
- 79 m lot length along northeastern lot line nearest Hwy 427
- 230.8 m lot length along southwestern lot line nearest Hydro Corridor (as measured from leased land boundary to extent of access easement).

The Easement area represents the existing access drive aisles of the Transformer Station and follows an irregular configuration as shown through the submitted Sketch Plan. The vehicular access is via the regional Rutherford Road and Rutherford Rd/Hwy 427 right-of-way ('ROW'). An encroachment permit is submitted with this application wherein the Ministry of Transportation grants permission to Vaughan 3 Energy Storage 1 GP Inc. (as general partner for and on behalf of Vaughan 3 Energy Storage 1 LP) to cross the Hwy 427 ROW. This entryway is perpendicular to the Hydro Corridor to the southwest.

The easement follows the drive aisle from Rutherford Road along the side lot line adjacent to the Hydro Corridor, crossing through the lot toward the side lot line drive aisle nearest Highway 427. The easement is represented as Parts 5 and 7 of the submitted Reference Plan.

CONCLUSION

Based on our planning assessment, the proposed Consent to Lease and Easement fulfill the requirements of the Planning Act, s.50(3) for Vaughan 3 Energy Storage 1 GP Inc. (as general partner for and on behalf of Vaughan 3 Energy Storage 1 LP) to utilize and access the leased land area for a BESS. We request that this application be circulated to staff for review and be scheduled for the next available Committee of Adjustment hearing.

If you require further information please do not hesitate to contact us. We look forward to this matter being scheduled for the next available hearing date.

Yours truly,

MHBC



Oz Kemal, BES, MCIP, RPP
President

cc. *Convergent Energy + Power*
Alectra Utilities Corporation

Attach. MTO Encroachment Permit No. EC-2024-20T-00000454 V2

MINISTRY OF TRANSPORTATION



**Highway Corridor Management
Encroachment Permit
EC-2024-20T-00000454 V2**

ISSUED TO

APPLICANT/TENANT: ALECTRA UTILITIES CORPORATION, LEGAL

LOCATION OF WORK

HIGHWAY: 427

STREET ADDRESS: N/A

GPS CO-ORDINATES: Start: 43.805910, -79.648023 End: N/A

LOT/SECTION: N/A **CON:** N/A **GEOGRAPHIC TOWNSHIP:** VAUGHAN **LOT/BLOCK:** Part of West 1/2 Lot 15, Concession 9 **PLAN NO:** 65R34870 **MUNICIPALITY:** CITY OF VAUGHAN **REFERENCE PLAN PART:** Parts 5, 6, 7, 9, 10 **REFERENCE PLAN NO:** Parts 5, 6, 7, 9, 10

PERMIT DETAILS

TYPE OF ACTIVITY ON HIGHWAY: Utility Work **PURPOSE OF APPLICATION:** Expired

TYPE OF SIGN: N/A **TOTAL PERMITTED AREA OF SIGN:** N/A
USE OF SERVICE: Municipal **TYPE OF SERVICE:** Electricity

DESCRIPTION: To maintain existing driveway and road access entrance from Lorna Jacson Transmission Station site together with the underground concrete encased duct structure with fiber going into the station.

EFFECTIVE DATE: December 5, 2024

EXPIRY DATE: December 5, 2034

A handwritten signature in black ink, appearing to read "Wil Frensch".

Authorized Signatory

THIS PERMIT IS ISSUED UNDER THE AUTHORITY VESTED IN THE MINISTER BY THE PUBLIC TRANSPORTATION AND HIGHWAY IMPROVEMENT ACT AND THE REGULATIONS PURSUANT THERETO AND IN SUBJECT TO THE CONDITIONS ATTACHED TO THE PERMIT, INCLUDING ANY AGREEMENT APPLICABLE TO THE SIGN AUTHORIZED BY THE PERMIT

Highway Corridor Management Permit Conditions

Permit Number: EC-2024-20T-00000454

Permit Version: 2

Date Approved: December 5, 2024

The permit is subject to the following conditions:

1. In addition to the conditions of this permit, the Applicant/Tenant must meet all of the requirements of the local municipality and any other agency having jurisdiction.
2. The work for which this permit is issued must commence within 6 months of the date that the permit is issued, or the permit shall be void and cancelled by the Ministry.
3. All work authorized by this permit shall be carried out in accordance with the approved plans, specifications and agreements and subject to the approval of the Ministry. The Applicant/Tenant must bear all expenses related thereto
4. Vegetation on the right of way must not be cut or trimmed without the written permission of the Ministry. Any cutting or trimming permitted must only be done under the supervision of the Ministry or its authorized agent at the expense of the Applicant/Tenant. Any cutting or trimming of vegetation adjacent to the highway right-of-way requires the permission of the land owner.
5. During construction the Applicant/Tenant shall ensure that the operation of the highway is not interfered with, and that the right-of-way remains free of debris, earth or other materials.
6. If there is an expiry date on this permit and a further term is required, a request shall be made to the Ministry before the expiry date. An extension may be approved, approved with additional conditions, or denied by the Ministry.
7. If during the life of this permit any Acts are passed or regulations adopted which affect the rights herein granted, the said Acts and regulations shall be applicable to this permit from the date on which they come into force.
8. The Applicant/Tenant holds harmless the Ministry for all damages and liabilities caused as a result of the works undertaken pursuant to this permit.
9. This permit may be cancelled at any time for breach of the regulations or conditions of this permit, or for such other reasons as the Ministry at its sole discretion deems proper. When a permit is cancelled for any reason, the Applicant/Tenant shall not be entitled to any compensation or damages by reason of or arising from the cancellation of the permit.
10. The Ministry shall be notified 48 hours prior to the commencement of construction.
11. The Applicant/Tenant shall protect all survey markers and monuments in the vicinity of the work, and will replace any markers or monuments that are damaged.
12. The Applicant/Tenant is responsible for the construction, marking and maintenance of any detours required and maintaining the applicable safety measures for the protection of the public during the construction of any works in respect of this permit.
13. If this permit expires, all works constructed, maintained or operated under this permit, if the Ministry so requests, shall be removed at no cost to the Ministry and the right-of-way shall be left in as good a condition as it was before the said works were installed or constructed. If, at the end of six months after the expiry of this permit, the said works have not been removed, they shall become the property of the Ministry as damages for trespass after expiration of this permit.

Highway Corridor Management Permit Conditions

Permit Number: EC-2024-20T-00000454

Permit Version: 2

Date Approved: December 5, 2024

The permit is subject to the following conditions:

14. The location, design and specifications of an approved encroachment may not be changed without the approval of the Ministry.
15. The Applicant/Tenant shall maintain the encroaching works in accordance with the requirements of the Ministry.
16. The Applicant/Tenant at its own expense, at any time on the receipt of 60 days' notice, shall suspend operations, remove, alter or relocate any or all of the works of an encroachment as may be required by the Ministry; or the Ministry may on 60 days' notice remove the works at the expense of the Applicant/Tenant.
17. Where the Ministry requires the relocation or alteration of a facility included in the Public Service Works on Highway Act, the Ministry will share the cost of such relocation or alteration in accordance with the Act.
18. The Applicant/Tenant must provide basic uniform requirements for traffic control during roadway and utility work on or adjacent to the ministry's highway right-of-way in accordance with the Ontario Traffic Manual (OTM) Book 7 – Temporary Conditions.
19. The Applicant/Tenant or their representative is responsible to obtain all utility locates and confirm requirements for working around/under utilities prior to working within the ministry highway right-of-way. Locates are available through Ontario One Call and by contacting owners of infrastructure who are not members. The Applicant/Tenant is responsible to contact MTO to request locates for MTO owned infrastructure a minimum of five (5) business days prior to working within the highway right-of-way
20. In the event of any new construction work, Alectra must notify MTO and seek additional work permit.
21. This permit is issued in accordance with the following permit submission documents:

65R21891.pdf submitted by nadia defreitas on 23 October 2024/
Vaughan MTS 3 - Geo Warehouse report as of Aug 23 2022.pdf submitted by nadia defreitas on Oct 23rd, 2024.
22. This MTO Permit, or a copy of it, including conditions, schedules, attachments, and approved drawings/plans, is always to be retained ON-SITE (from the date of issuance) until construction or installation is completed. Then this MTO Permit is to be retained on file for future reference. The lead on site should be knowledgeable and ensure the operation follows the encroachment permit conditions.
23. The contractor must adhere to the "Central Region Closure & Right Of Way Usage Notification Protocol and Attachment A1" prior to entering the R-O-W (attached).

SCHEDULE D: BACKGROUND

Application No. (City File)	Application Description (i.e. Minor Variance Application; Approved by COA / OLT)
N/A	N/A