



File: B003/20

Applicant: Royal 7 Developments Ltd.

Address: 2800 Hwy 7, Vaughan

Agent: Cortel Group

Please note that comments received after the preparation of this Staff Report (up until 12:00 p.m. on the scheduled hearing date) will be provided as an addendum.

Commenting Department	<input checked="" type="checkbox"/> Positive Comment	Condition(s) <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>
	<input checked="" type="checkbox"/> Negative Comment	
Committee of Adjustment	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Building Standards	<input checked="" type="checkbox"/>	
Development Planning	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Cultural Heritage (Urban Design)	<input checked="" type="checkbox"/>	
Development Engineering	<input checked="" type="checkbox"/>	
Parks, Forestry and Horticulture Operations		
By-law & Compliance		
Financial Planning & Development	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Real Estate Department	<input checked="" type="checkbox"/>	
Fire Department		
TRCA		
Ministry of Transportation		
Region of York	<input checked="" type="checkbox"/>	
Alectra (Formerly PowerStream)	<input checked="" type="checkbox"/>	
Public Correspondence (see Schedule B)	<input checked="" type="checkbox"/>	

Adjournment History: None

Background History: None

Staff Report Prepared By: Adriana MacPherson
Hearing Date: Thursday, February 6, 2020



Consent Application

Agenda Item: 06

B003/20

Ward: 4

Prepared By: Adriana MacPherson Assistant Secretary Treasurer

Date of Hearing: Thursday, February 6, 2020

Applicant: Royal 7 Developments Ltd.

Agent: Cortel Group

Property: 2800 Hwy 7, Vaughan

Zoning: The subject lands are zoned C7 and subject to the provisions of Exception 9(429) under By-law 1-88 as amended

OP Designation: Vaughan Official Plan 2010: (Vaughan Metropolitan Centre Secondary Plan Volume 2: West and East Employment Precincts)

Related Files: B036/19, A162/19, A163/19

Purpose: Consent is being requested for an easement over Parts 2 & 3 on the draft reference plan submitted with the application (servient land) for access (vehicular) and construction / maintenance (of road) purposes in favour of the lands to the east, being Part 1 on the draft plan submitted with the application (dominant land).

The proposed easement is to provide for vehicular access and to allow for construction and maintenance of a private road (Street B) located adjacent to the EXPO City Development and the Rivera Event Space.

Background (Previous Applications approved by the Committee on the subject land: None

For information on the previous approvals listed above please visit www.vaughan.ca. To search for a file number, enter it using quotes around it. For example, "B001/17".

To search property address, enter street number and street name using quotes. For example, "2141 Major Mackenzie". Do not include street type (i.e. drive).

Adjournment History: None**Staff & Agency Comments**

Please note that staff/agency comments received after the preparation of this Report will be provided as an addendum item to the Committee. Addendum items will shall only be received by the Secretary Treasurer until **4:00 p.m.** on the last business day **prior** to the day of the scheduled Meeting.

Committee of Adjustment:

Public notice was mailed on January 22, 2020

Applicant confirmed posting of signage on January 23, 2020

Existing Building or Structures on the subject land:

No structures on the subject land. There is underground parking on the subject lands.

Recommended conditions of approval:

1. That the applicant's solicitor provides the secretary-treasurer with a copy of the prepared draft transfer document to confirm the legal description and PIN of the subject lands. Subject land applies **only** to the severed parcel, leased land, easement etc. as conditionally approved by the Committee of Adjustment.
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.
3. Payment of the Certificate Fee as provided on the City of Vaughan's Committee of Adjustment Fee Schedule.

Adjournment Request: None

Building Standards (Zoning Review):

Stop Work Order(s) and Order(s) to Comply: There are no outstanding Orders on file

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

Easements and/or Rights-of-ways over the adjacent lands are registered on title to permit access to the retained lands.

Development Planning:

Vaughan Official Plan 2010: (Vaughan Metropolitan Centre Secondary Plan Volume 2: West and East Employment Precincts).

The proposed easement will provide vehicular access for the lands to the west to facilitate the construction and maintenance of a private road (Street B) associated with the EXPO City Development. Subdivision Agreement 19T-00V21 and Development File DA 16.111 identifies the requirement for Royal 7 Developments LTD. to construct "Street B".

The current ownership for the parcels is 50% Royal 7 LTD and 50% Hollywood Princess Convention and Banquet Center. The proposed consent will provide access for Royal 7 LTD. located at 2908 Highway 7 from the Hollywood Princess Convention and Banquet Center located at 2800 Highway 7 on Part 1 on the associated Reference Plan (Plan 65M-4490 Part of Block 18 and Part of Lot 6, Concession 4).

The Development Planning Department has no objection to the proposed access easement as it facilitates the development of the proposed Site Development Application DA.16.11. The Development Planning Department is of the opinion that the requested access easement maintains the intent of VOP 2010 and the consent criteria stipulated in Section 51(24) of the Planning Act. R.S.O. 1990, c. P.13.

The Development Planning Department recommends approval of the consent application, subject to the following conditions:

1. The Owner completes a Minor Site Plan Amendment regarding DA.71.84 (Municipal address 2800 Highway 7) to the satisfaction of the Development Planning Department.
2. The Owner completed a Public Access easement over "Street B", identified as Part 1, 2 and 3 on the associated Reference Plan (Plan 65M-4490 Part of Block 18 and Part of Lot 6, Concession 4).

Cultural Heritage (Urban Design):

No Response

Development Engineering:

The Development Engineering (DE) Department does not object to the consent application B036/19.

Parks Development:

No Response.

By-Law and Compliance, Licensing and Permit Services:

No Response.

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

The following conditions are recommended:

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).

Fire Department:

No Response.

Schedule A – Plans & Sketches

Schedule B – Public Correspondence

Application cover letter.

Schedule C - Agency Comments

Region of York – No concerns or objections

Schedule D - Previous Approvals (Notice of Decision)

None

Staff Recommendations:

Staff and outside agencies (i.e. TRCA) act as advisory bodies to the Committee of Adjustment. Comments received are provided in the form of recommendations to assist the Committee.

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

- ✓ Conform to Section 51(24) as required by Section 53(12) of the Planning Act.
- ✓ Conform to the City of Vaughan Official Plan.
- ✓ Conform to the Provincial Policy Statements as required by Section 3(1) of the Planning Act.

Should the Committee find it appropriate to approve this application, the following conditions have been recommended:

	Department/Agency	Condition
1	Committee of Adjustment Christine Vigneault 905-832-8585 x 8332 christine.vigneault@vaughan.ca	<ol style="list-style-type: none"> 1. That the applicant’s solicitor provides the secretary-treasurer with a copy of the prepared draft transfer document to confirm the legal description and PIN of the subject lands. Subject land applies only to the severed parcel, leased land, easement etc. as conditionally approved by the Committee of Adjustment. 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. 3. Payment of the Certificate Fee as provided on the City of Vaughan’s Committee of Adjustment Fee Schedule.
2	Development Planning Michael Di Febo 905-832-8585 x 8990 michael.difebo@vaughan.ca	<ol style="list-style-type: none"> 1. The Owner completes a Minor Site Plan Amendment regarding DA.71.84 (Municipal address 2800 Highway 7) to the satisfaction of the Development Planning Department. 2. The Owner completed a Public Access easement over “Street B”, identified as Part 1, 2 and 3 on the associated Reference Plan (Plan 65M-4490 Part of Block 18 and Part of Lot 6, Concession 4).
3	Development Finance Nelson Pereira 905-832-8585 x 8393 nelson.pereira@vaughan.ca	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).

Warning:

Conditions must be fulfilled within one year 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.

Notice to the Applicant – 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 to Public

WRITTEN SUBMISSIONS: Any person who supports or opposes this application, but is unable to attend the hearing, may make a written submission, together with reasons for support or opposition. Public written submissions on an Application shall only be received by the Secretary Treasurer until **4:00 p.m.** on the last business day **prior** to the day of the scheduled Meeting.

Written submissions can be mailed and/or emailed to:

City of Vaughan
Committee of Adjustment
2141 Major Mackenzie Drive, Vaughan, ON L6A 1T1
CofA@vaughan.ca

ORAL SUBMISSIONS: If you wish to attend the meeting you will be given an opportunity to make an oral submission. Presentations to the Committee are generally limited to 5 minutes in length. Please note that Committee of Adjustment meetings are audio recorded. Your name, address comments and any other personal information will form part of the public record pertaining to this application.

PUBLIC RECORD: Personal information 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.

NOTICE OF DECISION: If you wish to be notified of the decision in respect to this application or a related Local Planning Appeal Tribunal (LPAT) 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.

For more information please contact the City of Vaughan, Committee of Adjustment

Adriana MacPherson

T 905 832 8585 Extension 8360


E CofA@vaughan.ca

Schedule A: Plans & Sketches

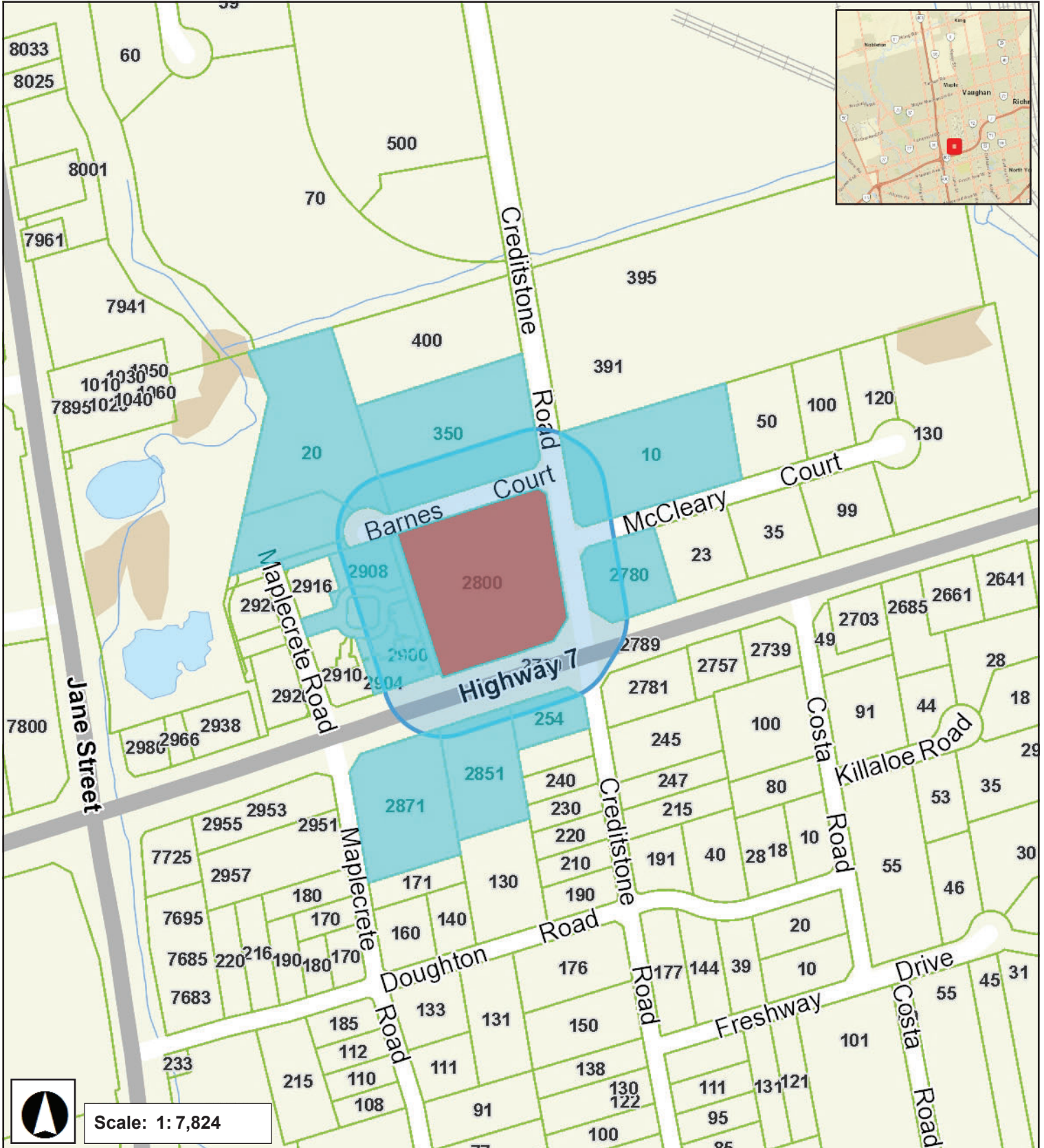
Please note that the correspondence listed in Schedule A is not comprehensive. Plans & sketches received after the preparation of this staff report will be provided as an addendum. Correspondence will only be accepted until 12:00 p.m. on the date of the scheduled hearing.

Sketches

Maps

 **VAUGHAN** B003/20 - Notification Map

2800 Highway 7 West, Vaughan



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

PLAN 65R-

RECEIVED AND DEPOSITED

DATE _____, 2019

J. EDUARDO LINHARES
ONTARIO LAND SURVEYOR

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

SCHEDULE				
PART	BLOCK/LOT	PLAN	CONC	AREA (m ²)
1	PART OF LOT 6		4	PART OF PIN 03276-0277(LT) 1849.0
2	PART OF BLOCK 18	65M-4490		PART OF PIN 03276-0858(LT) 812.3
3	PART OF LOT 6		4	PART OF PIN 03276-0882(LT) 562.2
4	PART OF LOT 6		4	PART OF PIN 03276-0880(LT) 16.9

PART 2 - SUBJECT TO EASEMENT AS IN INST. YR2544974
PART 3 - SUBJECT TO EASEMENTS AS IN INST. YR2544974 AND YR2665150

STRATA PLAN OF SURVEY OF
PART OF BLOCK 18
PLAN 65M-4490
AND
PART OF LOT 6, CONCESSION 4
(ORIGINAL TOWNSHIP OF VAUGHAN, COUNTY OF YORK)
CITY OF VAUGHAN

SCALE 1:250

KRCMAR SURVEYORS LTD.

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

BEARING
BEARINGS SHOWN HEREON ARE GRID BEARINGS DERIVED FROM REGISTERED PLAN 65M-4490, REFERRING TO THE 3° NTM COORDINATE SYSTEM, ZONE 10, CENTRAL MERIDIAN 79°30' WEST LONGITUDE. (NAD 27, 1974 ADJUSTMENT).

DISTANCES SHOWN HEREON ARE GROUND DISTANCES AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY A SCALE FACTOR OF 0.999873.

TO OBTAIN BEARINGS RELATED TO THE 6° UTM COORDINATE SYSTEM, ZONE 17, CENTRAL MERIDIAN 81°00' WEST LONGITUDE, (NAD 83 (CSRS) 2010), APPLY A COUNTER-CLOCKWISE ROTATION OF 01°02'02" TO THE BEARINGS SHOWN.

ELEVATION
ELEVATIONS SHOWN HEREON ARE GEODETIC AND ARE RELATED TO CITY OF VAUGHAN BENCH MARK No. 23-6 HAVING AN ELEVATION OF 202.862 METRES.

6° UTM ZONE 17 COORDINATES
NAD 83 (CSRS) 2010 (CENTRAL MERIDIAN 81°00' WEST LONGITUDE)
THE UTM COORDINATES LISTED BELOW ARE TO UNIFORM ACCURACY AND COMPLY WITH SUBSECTION 14(2) OF ONTARIO REGULATION 218/10 FILED UNDER THE SURVEYORS ACT.

SPECIFIED CONTROL POINTS		
MONUMENT ID.	NORTHING	EASTING
(A) SB	4 850 228.12	619 083.70
(B) SB	4 850 380.51	619 032.50

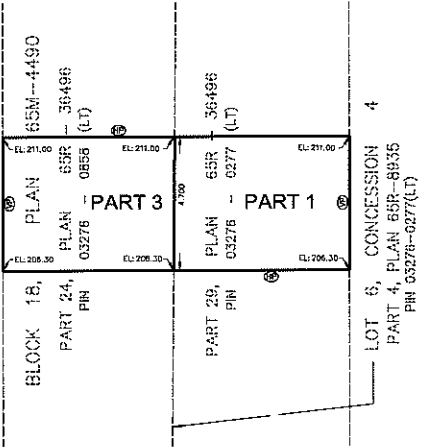
REFERENCE POINTS		
POINT	NORTHING	EASTING
1	4 850 342.75	618 909.76
2	4 850 167.96	618 965.46
3	4 850 342.375	618 883.924

COORDINATE VALUES SHOWN ARE FOR GEOGRAPHIC INFORMATION SYSTEM INTEGRATION ONLY. COORDINATES SHOWN IN THIS PLAN ARE TO UNIFORM ACCURACY AND COMPLY WITH SUBSECTION 14(2) OF ONTARIO REGULATION 218/10 FILED UNDER THE SURVEYORS ACT.

RE-ESTABLISH CORNER OR BOUNDARIES SHOWN ON THIS PLAN.

- LEGEND
- DENOTES SURVEY MONUMENT FOUND
 - DENOTES SURVEY MONUMENT PLANTED
 - SB DENOTES STANDARD IRON BAR
 - SSIB DENOTES SHORT STANDARD IRON BAR
 - IB DENOTES IRON BAR
 - CC DENOTES CUT CROSS
 - CP DENOTES CONCRETE PIN
 - (S) DENOTES SET
 - (M) DENOTES MEASURED
 - (OU) DENOTES ORIGIN UNKNOWN
 - (P) DENOTES PLAN 65R-12013
 - (P1) DENOTES PLAN 65R-13599
 - (P2) DENOTES EXPROPRIATION PLAN D-710
 - (P3) DENOTES BOUNDARY AND TOPOGRAPHY SURVEY PREPARED BY KRCMAR SURVEYORS LTD. DATED OCTOBER 25, 2005.
 - (PB) DENOTES PLAN 65R-36496
 - (PB1) DENOTES PLAN 65R-8935
 - (PB2) DENOTES PLAN 65R-37431
 - (P13) DENOTES EXPROPRIATION PLAN YR1694886
 - (830) DENOTES E.W. PETZOLD, O.L.S.
 - (1042) DENOTES BRIAN KEITH EDWARDS, O.L.S.
 - (1370) DENOTES KRCMAR SURVEYORS LTD., O.L.S.
 - (MTO) DENOTES MINISTRY OF TRANSPORTATION OF ONTARIO
 - YRSCP DENOTES YORK REGION STANDARD CONDOMINIUM PLAN
 - EL DENOTES GEODETIC ELEVATION
 - (NL) DENOTES NO UPPER LIMITATIONS
 - (NL) DENOTES NO LOWER LIMITATIONS
 - SE DENOTES UPPER LIMITATION IN METRES
 - LE DENOTES LOWER LIMITATION IN METRES

- X X DENOTES SEE SECTION X-X
- ↑ DENOTES NO UPPER LIMITATIONS
- ↓ DENOTES NO LOWER LIMITATIONS
- ⊙ DENOTES A VERTICAL PLANE CONTROLLED BY BEARING AND DISTANCE
- ⊙ DENOTES A HORIZONTAL PLANE CONTROLLED BY GEODETIC ELEVATION



SECTION 'A-A' (NOT TO SCALE)

MUNICIPAL ADDRESS
No. 2900 HIGHWAY NO. 7 WEST, CITY OF VAUGHAN

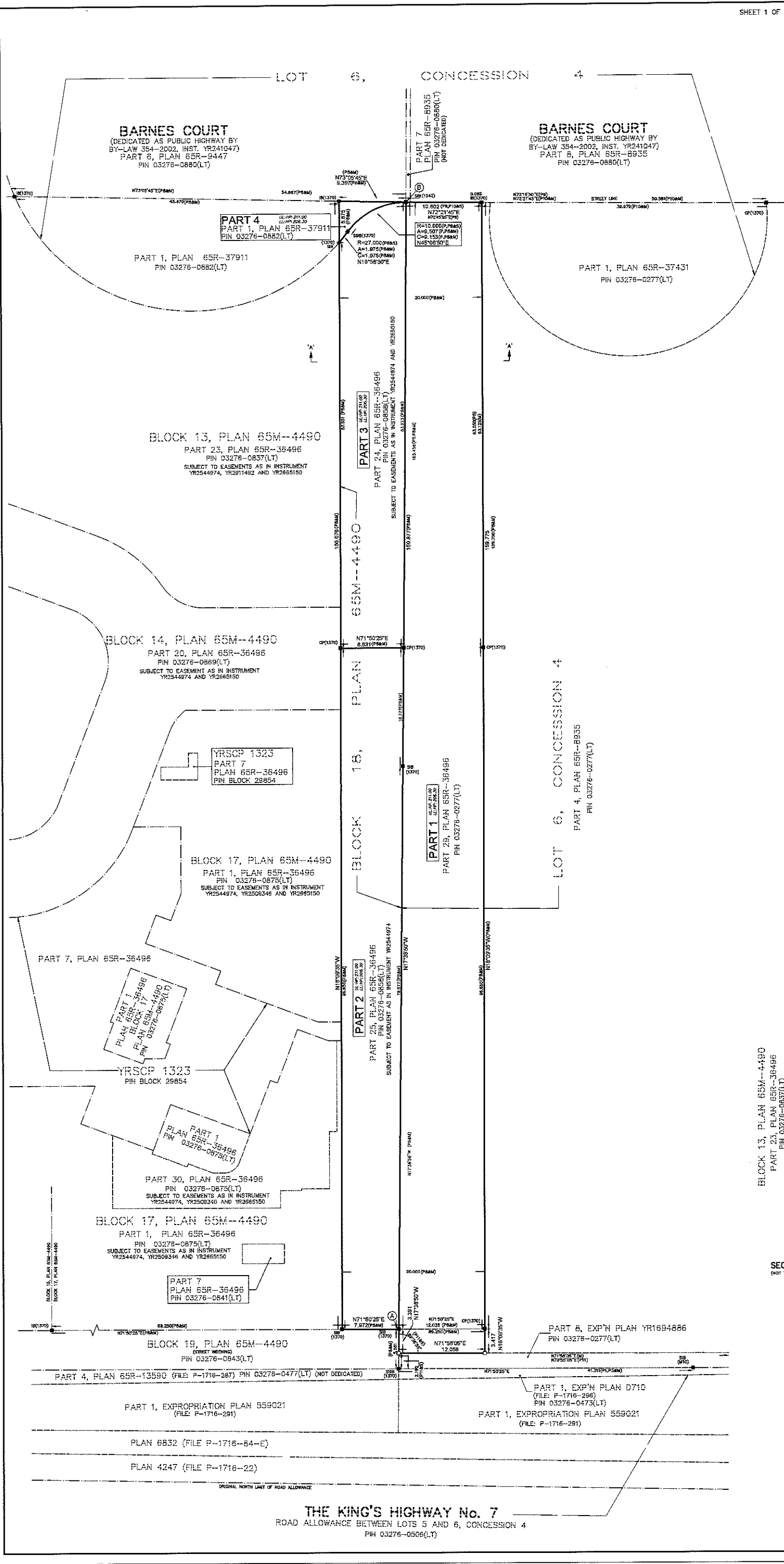
SURVEYOR'S CERTIFICATE

I CERTIFY THAT:
1. THIS SURVEY AND PLAN (COMPRISING SHEET 1) ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYORS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE _____ DAY OF _____, 2019

DATE _____, 2019
J. EDUARDO LINHARES
ONTARIO LAND SURVEYOR
MONUMENTATION HAS NOT BEEN COMPLETED AS OF _____

PLAN AVAILABLE AT www.ProtectYourBoundaries.ca				
FILED	DRAWN	CHECKED	J.E.L.	JOB NO.
00-202-RP09	J.M.	J.E.L.		00-202
DWG NAME: 00-202-RP09	PLOT INFO: 14-42 24/05/2019	WORK ORDER NO: 32433		
1157 Centre Street, Thornhill, ON L4J 5M6 905.738.0058 F.905.738.9221 www.krcmar.ca				

KRCMAR



THE KING'S HIGHWAY No. 7
ROAD ALLOWANCE BETWEEN LOTS 5 AND 6, CONCESSION 4
PIN 03276-0566(LT)

CREDITSTONE ROAD

Riviera Event Space

BARNES COURT

Street B PART 1 PART 2 PART 3

TOWER 3:
RESIDENTIAL
39 STOREYS
2908 Highway 7

TOWER 1:
COMMERCIAL
(200 OFFICES)
37 STOREYS
2900 Highway 7

TOWER 4:
RESIDENTIAL
33 STOREYS
2916 Highway 7

TOWER 2:
RESIDENTIAL
(250 APARTS)
37 STOREYS
2910 Highway 7

TOWER 5:
RESIDENTIAL
40 STOREYS
2920 Highway 7

FUTURE
5 STOREY
COMMERCIAL

ROOF GARDEN
5 STOREY

ROOF GARDEN
5 STOREY

PROPOSED MINOR ARTERIAL ROAD
PRE-CAST CONCRETE

602

602

602

602

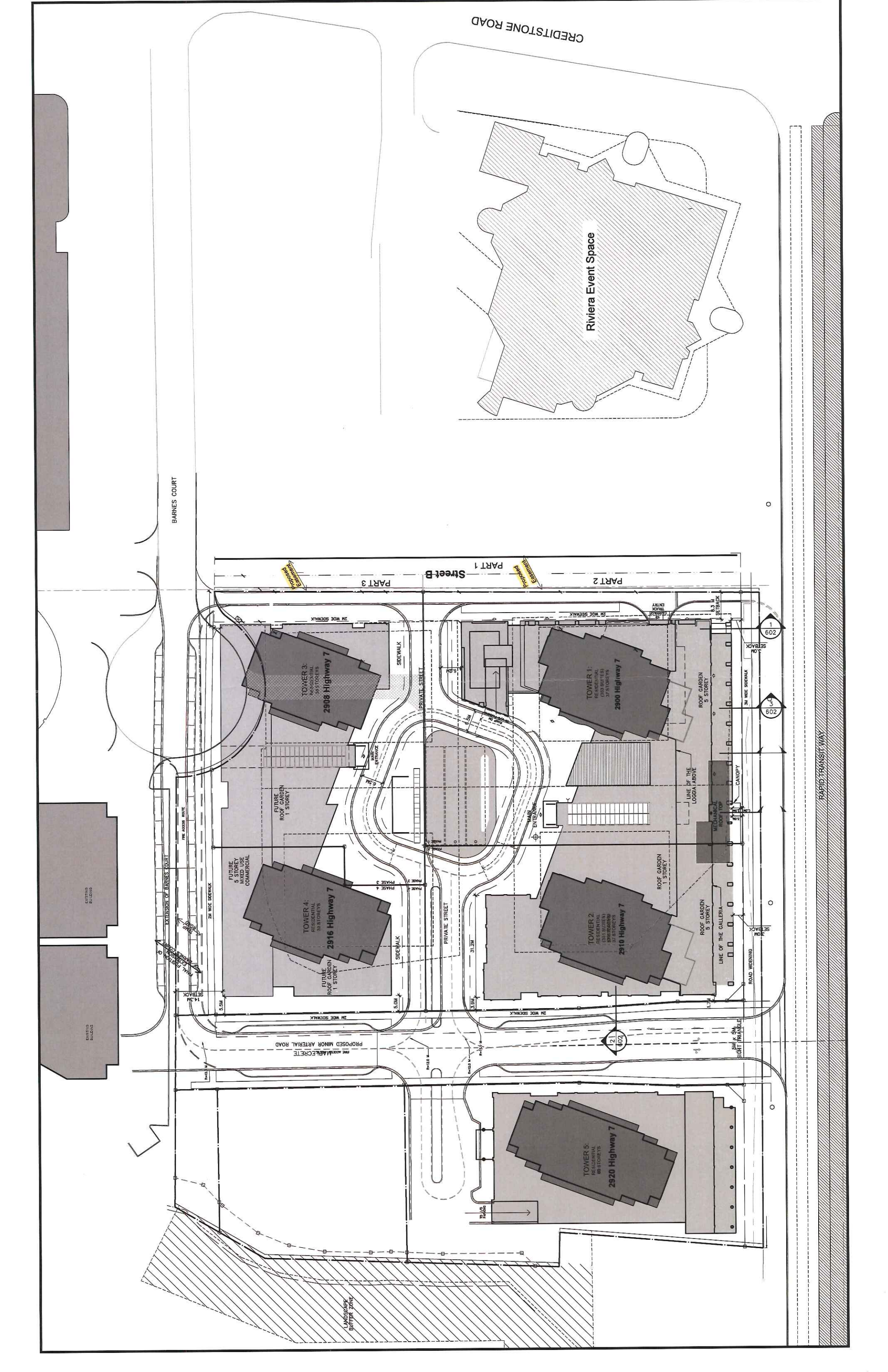
RAPID TRANSIT WAY

LANDSCAPE
BUFFER ZONE

EXTENSION OF BARNES COURT
FIRE ALARM ROUTE
FIRE ESCAPE ROUTE
HANDICAPPED ACCESS ROUTE

EXISTING BUILDING

EXISTING BUILDING



Schedule B: Public Correspondence Received

Please note that the correspondence listed in Schedule B is not comprehensive. Written submissions received after the preparation of this staff report will be provided as an addendum. Written submissions from the public will only be accepted / processed until 12:00 p.m. on the date of the scheduled hearing.

Application Cover Letter

**ROYAL 7 DEVELOPMENTS LTD**

January 8 2020

Committee of Adjustment
City of Vaughan
Vaughan City Hall, Level 100
2141 Major Mackenzie Dr.
Vaughan, ON L6A 1T1

Dear Members of the Committee:

Re: *Consent Application – Easement*
2800 Highway 7 West, City of Vaughan
Hollywood Princess Convention and Banquet Center

Introduction and Background

Expo City development is distinct within the Vaughan Metropolitan Centre, being the first to provide for intensification and compact development to support the now open TTC Subway Station. This was made possible by way of a 2008 Ontario Municipal Board decision, which approved high-rise residential towers on the subject site (Files Z.06.051 and 19T-00V21). This approval has specifically been recognized within the 2010 Vaughan Official Plan and VMC Secondary Plan, distinguishing this site from others within the VMC.

The proposed easement is to provide for vehicular access and to allow for construction and maintenance of a private road (Street B) located adjacent to the EXPO City Development and the Riviera Event Space. As a result of Subdivision Agreement 19T-00V21 and EXPO Tower 3+4 Site Plan agreement DA 16.111, Royal 7 Developments Ltd is required to construct Street B to its ultimate configuration. Currently the ownership of Street B is 50% Royal 7 Development Ltd and 50% Hollywood Princess Convention and Banquet Center Ltd.

Requested Easement

The purpose of the easement is for Hollywood Princess Convention and Banquet Center to allow Royal 7 Developments Ltd the ability to provide access for vehicular and pedestrian traffic and allow for the construction and maintenance over part 2+3 of the attached reference plan.

Enclosures

In support of the application, please find the following additional documents:

- Consent Application form
- Reference Plan showing easement lands (Parts 1,2 +3)
- M-Plan 65M-4490 showing lands owned by Royal 7 Developments Ltd
- Sketch showing all lands (EXPO City Developments and Riviera Event Space)

Yours very truly,

Hollywood Princess Convention and Banquet Center Ltd.
Nicole Sgrignuoli, BURPI

Schedule C: Agency Comments

Please note that the correspondence listed in Schedule C is not comprehensive. Comments received after the preparation of this staff report will be provided as an addendum. Correspondence will only be accepted until 12:00 p.m. on the date of the scheduled hearing.

**York Region
Alectra**

MacPherson, Adriana

Subject: FW: B003/20 - Request for Comments - 2800 Highway 7

From: Development Services <developmentsservices@york.ca>

Sent: January-21-20 1:16 PM

To: MacPherson, Adriana <Adriana.MacPherson@vaughan.ca>; Attwala, Pravina <Pravina.Attwala@vaughan.ca>; Providence, Lenore <Lenore.Providence@vaughan.ca>

Subject: RE: B003/20 - Request for Comments - 2800 Highway 7

Good afternoon Adriana,

The Regional Municipality of York has completed its review of the above severance application and has no comment.

Regards,

Gabrielle

Gabrielle Hurst | MCIP, RPP, Planning and Economic Development, Corporate Services

1-877-464-9675 ext. 71538

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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:

Mr. Stephen Cranley, C.E.T
Supervisor, Distribution Design, ICI
Phone: 1-877-963-6900 ext. 31297
Fax: 905-532-4401
E-mail: stephen.cranley@alectrautilities.com

Mr. Tony D'Onofrio
Supervisor, Subdivisions & New Services
Phone: 1-877-963-6900 ext. 24419
Fax: 905-532-4401
Email: tony.donofrio@alectrautilities.com