



File: A073/20

Applicant: Sahand Bagheri-Sherksi

Address: 25 Lancer Dr Maple

Agent: Graham Barrett

Please note that comments and written public submissions received after the preparation of this Staff Report (up until noon on the last business day prior to the day of 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"/>	
Building Standards	<input checked="" type="checkbox"/>	
Building Inspection	<input checked="" type="checkbox"/>	
Development Planning	<input checked="" type="checkbox"/>	
Cultural Heritage (Urban Design)	<input checked="" type="checkbox"/>	
Development Engineering	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Parks, Forestry and Horticulture Operations	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
By-law & Compliance		
Financial Planning & Development	<input checked="" type="checkbox"/>	
Fire Department	<input checked="" type="checkbox"/>	
TRCA		
Ministry of Transportation	<input checked="" type="checkbox"/>	
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: N/A

Background History: N/A



Minor Variance
Application

Agenda Item: 5

A073/20

Ward: 1

Staff Report Prepared By: Pravina Attwala, Assistant Secretary Treasurer

Date & Time of Live Stream Hearing: Thursday, October 22, 2020 at 6:00 p.m.

As a result of COVID-19, Vaughan City Hall and all other City facilities are closed to the public at this time.

A live stream of the meeting is available at Vaughan.ca/LiveCouncil

Please submit written comments by mail or email to:

City of Vaughan
Office of the City Clerk – Committee of Adjustment
2141 Major Mackenzie Drive, Vaughan, ON L6A 1T1
cofa@vaughan.ca

To make an electronic deputation at the meeting please contact the Committee of Adjustment at cofa@vaughan.ca or 905-832-8504. Ext. 8332

Written comments or requests to make a deputation must be received by noon on the last business day before the meeting.

Applicant: Sahand Bagheri-Sherksi

Agent: Graham Barrett

Property: 25 Lancer Drive, Maple

Zoning: The subject lands are zoned R1V and subject to the provisions of Exception under By-law 1-88 as amended

OP Designation: Vaughan Official Plan 2010 ('VOP 2010'): "Low-Rise Residential".

Related Files: None

Purpose: Relief from By-law 1-88, as amended, is being requested to permit the construction of a proposed single family dwelling and increased maximum driveway width.

The following variances are being requested from By-Law 1-88, as amended, to accommodate the above proposal:

By-law Requirement	Proposal
1. A maximum height of 9.5m is permitted.	1. To permit a maximum height of 9.77m.
2. A maximum lot coverage of 20% is permitted.	2. To permit a maximum lot coverage of 27.83% (23% dwelling; 0.47% front porch; 2.61% loggia; 1.75% side entry)
3. A maximum driveway width of 6.0m is permitted at the curb cut.	3. To permit a maximum driveway width of 6.22m at the curb.

Background (previous applications approved by the Committee on the subject land): N/A

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, "A001/17".

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: N/A

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 **noon** on the last business day **prior** to the day of the scheduled Meeting.

Committee of Adjustment:

Public notice was mailed on October 7, 2020

Applicant confirmed posting of signage on October 7, 2020

Property Information	
Existing Structures	Year Constructed
Dwelling	1959 (Purchased 2015)

Applicant has advised that they cannot comply with By-law for the following reason(s):The by-law requirements do not facilitate the needs of the homeowner’s growing family.

Adjournment Request: N/A

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

The applicant shall be advised that additional variances may be required upon review of detailed drawing for building permit/site plan approval.

Building Inspections (Septic):

No comments or concerns

Development Planning:

Official Plan: VOP 2010: “Low-Rise Residential”

The Owner is requesting permission to construct a 2-storey single family dwelling with the above noted variances.

The Development Planning Department has no objection to the requested variances as the overall massing and scale of the proposed dwelling maintains the character and streetscape of the area. The maximum building height of 9.77 metres and driveway width of 6.22 metres at the curb is appropriate, given these minor changes do not alter the existing streetscape and remain consistent to other newly built dwellings in the area.

The maximum lot coverage of 27.83% provides a building footprint that is comparable to the existing homes in the neighbourhood. The main dwelling has a lot coverage of 23% with a covered porch of 0.47% and the remaining lot coverage of 4.36% is contained in the rear yard with covered side entry of 1.75% and a covered loggia of 2.61% that complies with the requirements of the zoning by-law and will not be visible from the street.

The Development Planning Department is of the opinion that the proposal is minor in nature, maintains the general intent and purpose of the Official Plan and Zoning By-law, and is desirable for the appropriate development of the land.

Recommendation:

The Development Planning Department recommends approval of the application.

Cultural Heritage (Urban Design):

There are no cultural heritage concerns for this application.

Development Engineering:

The Owner/applicant shall apply for a pool permit with the Development Engineering (DE) Department. Please visit or contact the Development Engineering Department through email at DEPermits@vaughan.ca or visit https://www.vaughan.ca/services/residential/dev_eng/permits/Pages/default.aspx to learn how to apply for the pool permit.

The Development Engineering (DE) Department does not object to variance application A073/20 subject to the condition(s):

The Owner/applicant shall submit the final Lot Grading and/or Servicing Plan to the Development Inspection and Lot Grading division of the City’s Development Engineering Department for final lot grading and/or servicing approval prior to any work being undertaken on the property (New Dwelling). Please visit or contact the Development Engineering Department through email at DEPermits@vaughan.ca or visit https://www.vaughan.ca/services/residential/dev_eng/permits/Pages/default.aspx to learn how to apply for lot grading and/or servicing approval.

Parks, Forestry and Horticulture Operations:

Recommended conditions of approval:

1. A Private Property Tree Removal & Protection Permit (Construction/Infill) is required for the removal/injury to trees (over 20cm at base) on the subject property and trees located within 6 metres of the subject property, as per By-Law 052-2018
2. An Arborist Report is required to inventory and assess the trees on and within 6m of the property lines. To the satisfaction of Vaughan Forestry and in accordance with By-Law 052-2018.

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.

Fire Department:

No response.

Schedule A – Plans & Sketches

Schedule B – Public Correspondence

- A073/20 – Public Correspondence (29 Goodman Crescent)
- A073/20 – Public Correspondence (29 Goodman Crescent)
- A073/20 – Public Correspondence (19 Jackson Street)

Schedule C - Agency Comments

- Alectra (Formerly PowerStream) – No concerns or objections
- Region of York – No concerns or objections
- MTO – Located outside of MTO permit control area

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 criteria for authorizing minor variances to the City of Vaughan’s Zoning By-law. Accordingly, review of the application considers the following:

- ✓ That the general intent and purpose of the by-law will be maintained.
- ✓ That the general intent and purpose of the official plan will be maintained.
- ✓ That the requested variance(s) is/are acceptable for the appropriate development of the subject lands.
- ✓ That the requested variance(s) is/are minor in nature.

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	Development Engineering Jason Pham 905-832-8585 x 8716 jason.pham@vaughan.ca	The Owner/applicant shall submit the final Lot Grading and/or Servicing Plan to the Development Inspection and Lot Grading division of the City’s Development Engineering Department for final lot grading and/or servicing approval prior to any work being undertaken on the property (New Dwelling). Please visit or contact the Development Engineering

	Department/Agency	Condition
		Department through email at DEPermits@vaughan.ca or visit https://www.vaughan.ca/services/residential/dev_eng/permits/Pages/default.aspx to learn how to apply for lot grading and/or servicing approval.
2	Parks, Forestry and Horticulture Operations Patrick Courchesne 905-832-8585 Patrick.Courchesne@vaughan.ca/	1. A Private Property Tree Removal & Protection Permit (Construction/Infill) is required for the removal/injury to trees (over 20cm at base) on the subject property and trees located within 6 metres of the subject property, as per By-Law 052-2018; 2. An Arborist Report is required to inventory and assess the trees on and within 6m of the property lines. To the satisfaction of Vaughan Forestry and in accordance with By-Law 052-2018.

Conditions

It is the responsibility of the owner/applicant and/or authorized agent to obtain and provide a clearance letter from respective department and/or agency. This letter must be provided to the Secretary-Treasurer to be finalized. All conditions must be cleared prior to the issuance of a Building Permit.

Please Note:

Relief granted from the City’s Zoning By-law is determined to be the building envelope considered and approved by the Committee of Adjustment.

Development outside of the approved building envelope (subject to this application) must comply with the provisions of the City’s Zoning By-law or additional variances may be required.

Elevation drawings are provided to reflect the style of roof to which building height has been applied (i.e. flat, mansard, gable etc.) as per By-law 1-88 and the Committee of Adjustment approval. Please note, that architectural design features (i.e. window placement), that do not impact the style of roof approved by the Committee, are not regulated by this decision.

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

PLEASE NOTE: As a result of COVID-19, Vaughan City Hall and all other City facilities are closed to the public at this time.

PUBLIC CONSULTATION DURING OFFICE CLOSURE: 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. Written submissions on an Application shall only be received until **noon** on the last business day **prior** to the day of the scheduled hearing. Written submissions can be mailed and/or emailed to:

City of Vaughan
Office of the City Clerk – Committee of Adjustment
2141 Major Mackenzie Drive, Vaughan, ON L6A 1T1
cofa@vaughan.ca

ELECTRONIC PARTICIPATION: During the COVID-19 emergency, residents can view a live stream of the meeting [Vaughan.ca/LiveCouncil](https://www.v Vaughan.ca/LiveCouncil). To make an electronic deputation, residents must complete and submit a [Public Deputation Form](#) no later than **noon** on the last business prior to the scheduled hearing. To obtain a Public Deputation Form please contact our office or visit www.v Vaughan.ca

Presentations to the Committee are generally limited to 5 minutes in length. Please note that Committee of Adjustment meetings may be audio/video recorded. Your name, address comments and any other personal information will form part of the public record pertaining to this application.

Presentations to the Committee are generally limited to 5 minutes in length. Please note that Committee of Adjustment meetings may be audio/video 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 further information please contact the City of Vaughan, Committee of Adjustment

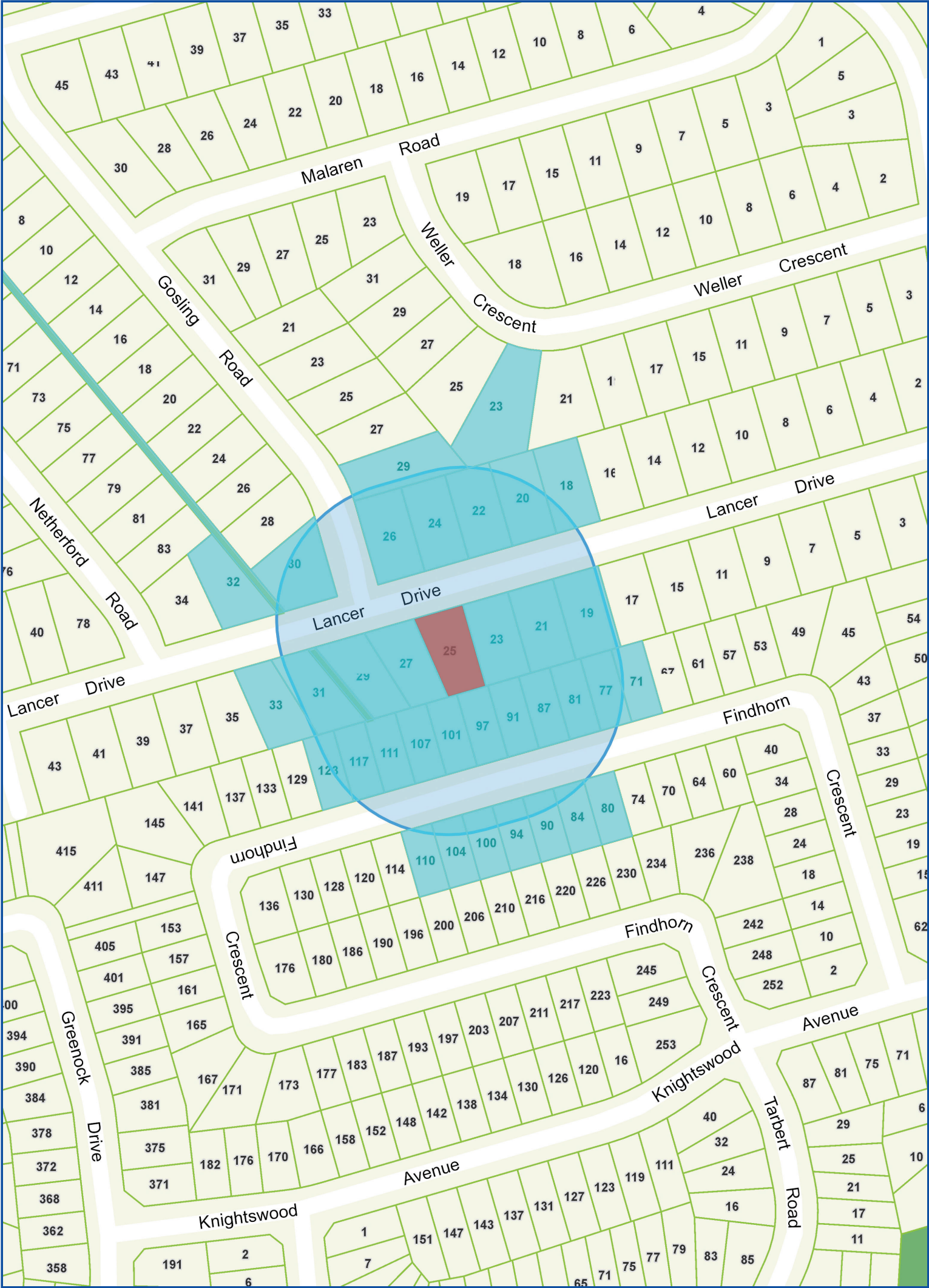
T 905 832 8585 Extension 8394
E CofA@vaughan.ca

Schedule A: Plans & Sketches

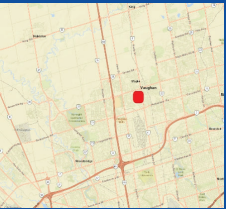
Please note that the correspondence listed in Schedule A is not comprehensive. Plans & sketches received after the preparation of this staff report will be provided as an addendum.

Location Map
Plans & Sketches

MAJOR MACKENZIE DRIVE



Map Information:



Title:

LOCATION MAP - A073/20

25 Lancer Drive, Maple

Disclaimer:

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



Scale: 1:2,317
0 0.04 km



Created By:
Infrastructure Delivery
Department
September 14, 2020 9:25 AM

Projection:
NAD 83
UTM Zone
17N

PLAN OF
LOT 23
REGISTERED PLAN 5590
CITY OF VAUGHAN
REGIONAL MUNICIPALITY OF YORK

INFORMATION TAKEN FROM COPY OF SURVEY
PREPARED BY VLADIMIR DOSEN SURVEYING, O.L.S.,
DATED SEPTEMBER 10, 2013.

LOT AREA = 882.30 sq.m.

BUILDING COVERAGE

DWELLING FOOTPRINT	= 196.01 sq.m.	(23.00%)
COVERED LOGGIA	= 22.23 sq.m.	(2.61%)
COVERED SIDE ENTRY	= 14.95 sq.m.	(1.75%)
COVERED FRONT PORCH	= 4.04 sq.m.	(0.47%)

TOTAL COVERAGE = 237.23 sq.m. (27.83%)

TO PERMIT MAXIMUM BLDG
COVERAGE OF 27.83%

23.00% for Dwelling,
0.47% for the covered front Porch,
1.75% un-enclosed covered side entry &
2.61% for the un-enclosed Loggia

REAR YARD SOFT LANDSCAPED AREA CALCULATION

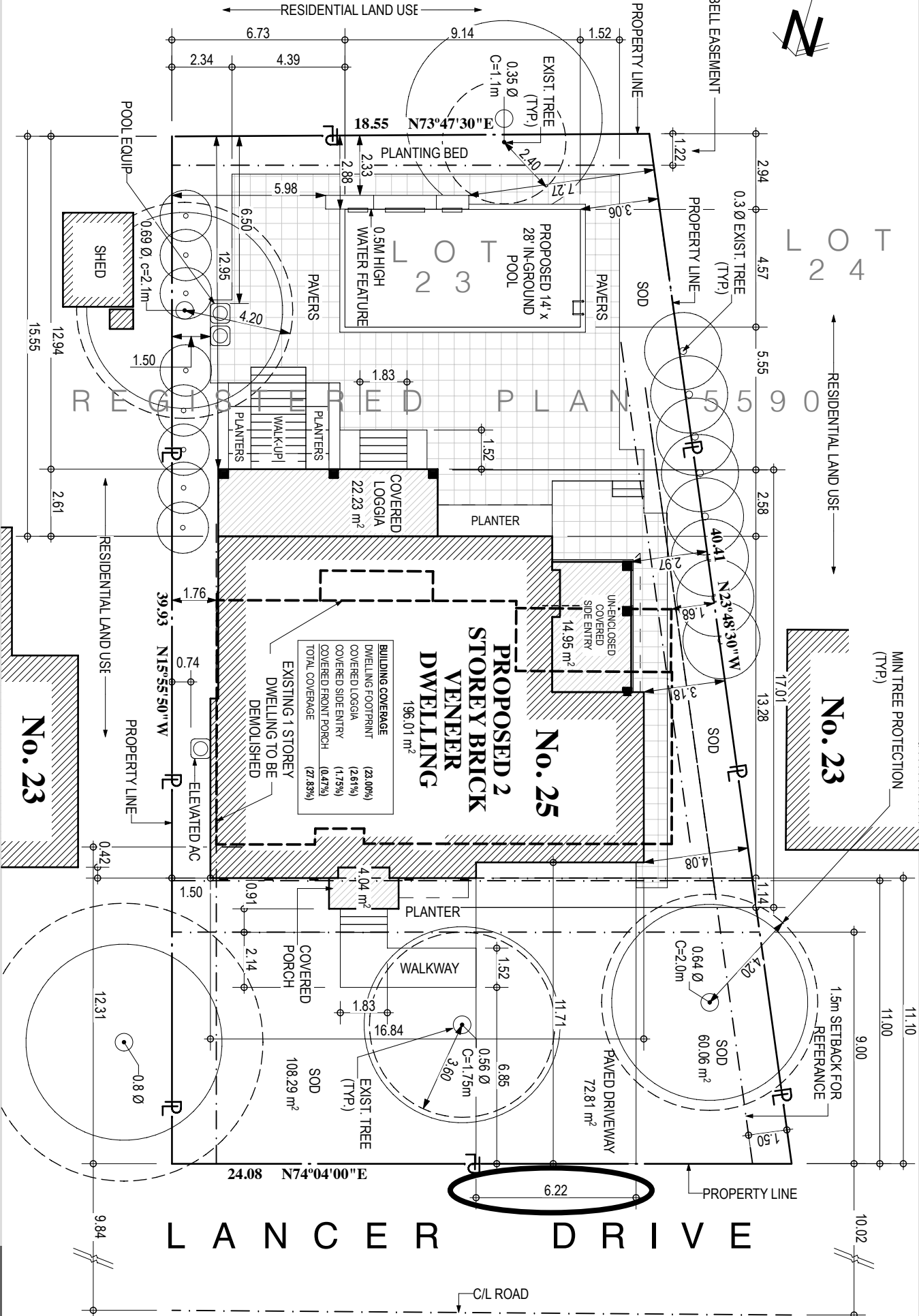
REAR YARD AREA =	283.95 sq.m.
AREA IN EXCESS OF 135 sq.m. =	134.92 sq.m.
SOD & PLANTING BEDS AREA =	84.38 sq.m.
IN-GROUND POOL AREA =	41.81 sq.m.

TOTAL SOFT LANDSCAPE AREA = 84.38sq.m. (62.5% of area in
excess of 135 sq.m.)

FRONT YARD SOFT LANDSCAPED AREA CALCULATION

FRONT YARD AREA =	262.06 sq.m.
SOD & PLANTING BEDS AREA =	168.35 sq.m.

TOTAL SOFT LANDSCAPE AREA = 168.35 sq.m. (64.2%)



TO PERMIT MAXIMUM BLDG
HEIGHT OF 9.77m

32'-3/4"
9.77

T/O TO PLATES (U/S CLG JOISTS), 239.19

SECOND FLOOR (SUB-FLOOR), 236.42

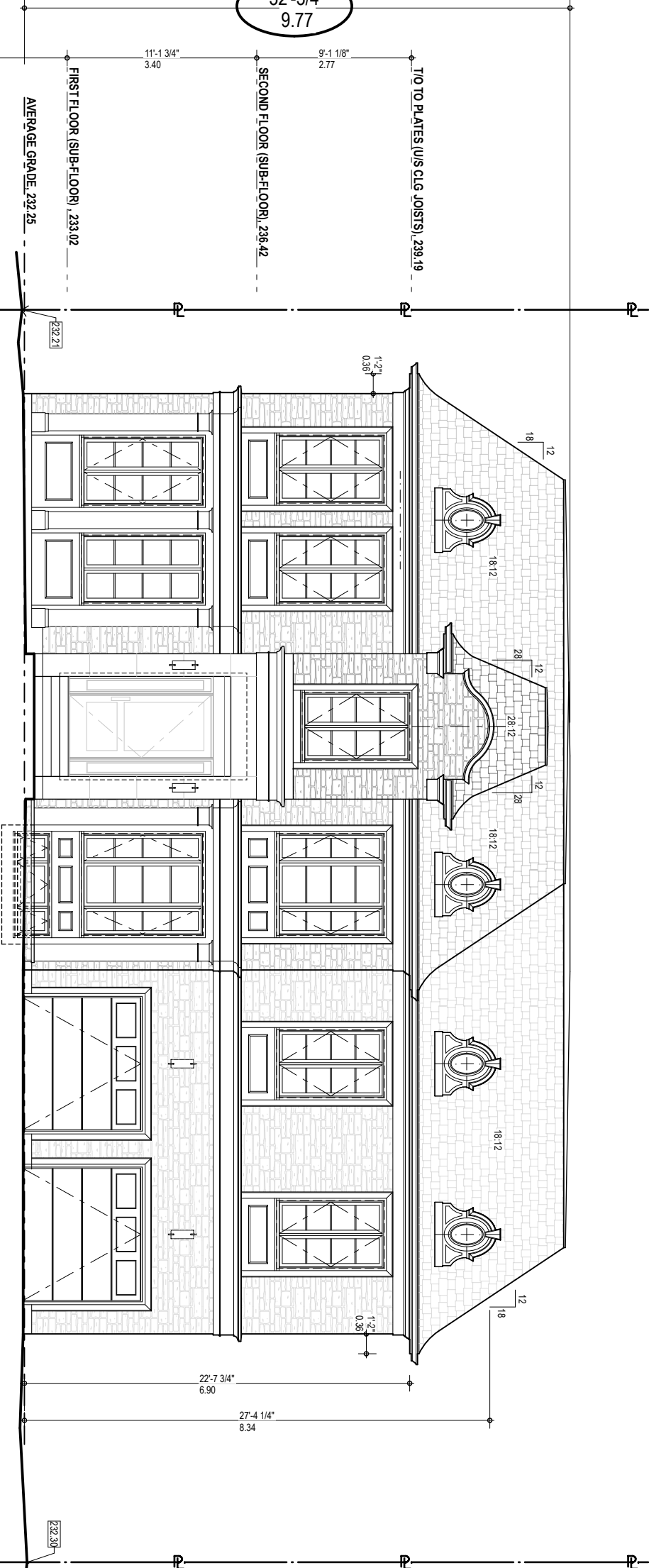
FIRST FLOOR (SUB-FLOOR), 233.02

AVERAGE GRADE, 232.25

T/O BASEMENT SLAB, 229.97

U/S FOOTINGS, 229.67

AVERAGE GRADE CALCULATION
= (232.21 + 232.30) / 2
= 232.25



SKETCH SHOWING
TOPOGRAPHIC DETAIL OF
LOT 23
REGISTERED PLAN 5590
CITY OF VAUGHAN
REGIONAL MUNICIPALITY OF YORK
SCALE 1:250

2.5m 0 2.5 12.5metres

VLADIMIR DOSEN SURVEYING, O.L.S.

NOTE:

THIS IS NOT A PLAN OF SURVEY.
BOUNDARY DATA TAKEN FROM VARIOUS PLANS AND SHALL
NOT BE USED FOR TRANSACTION OR MORTGAGE PURPOSES.

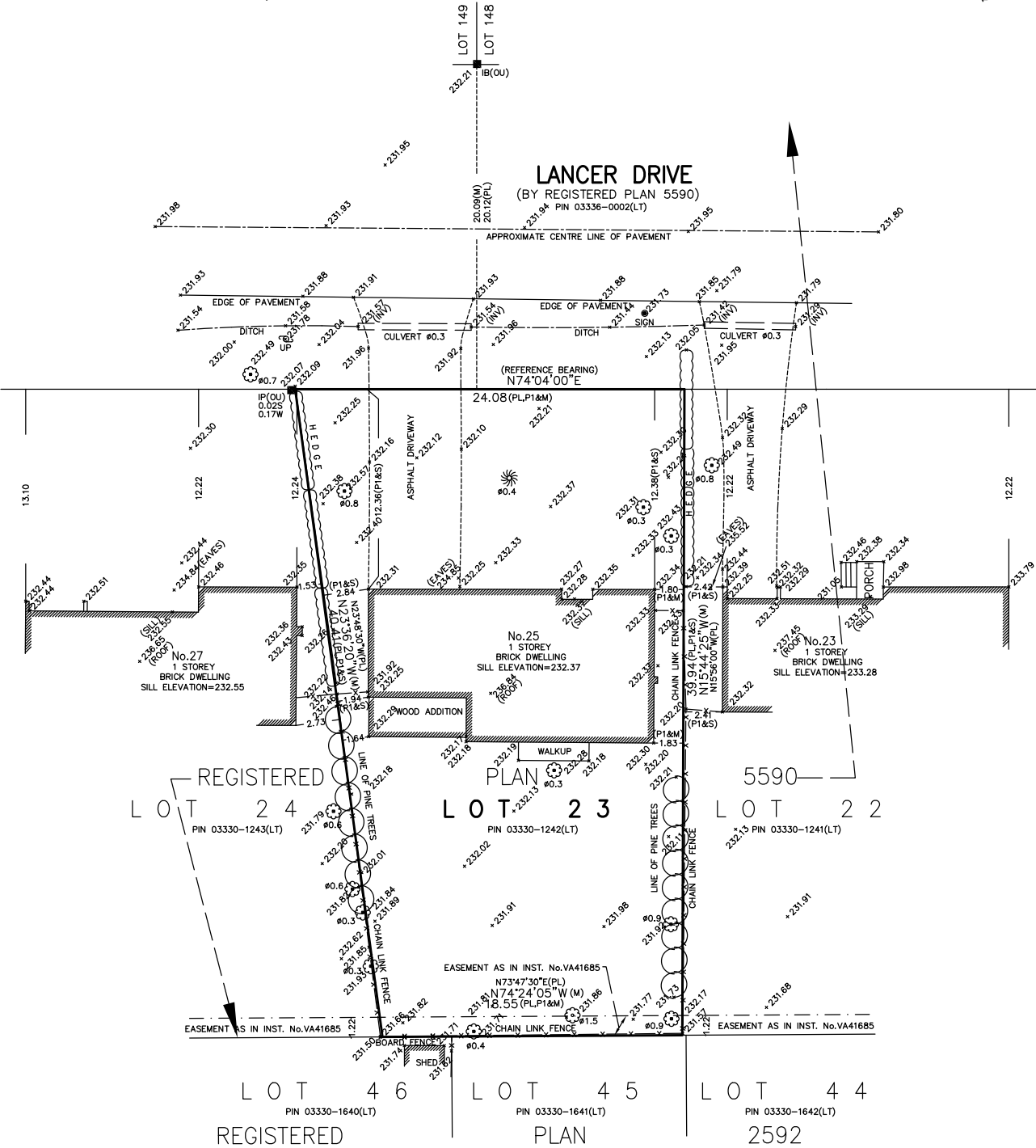
BENCHMARK:

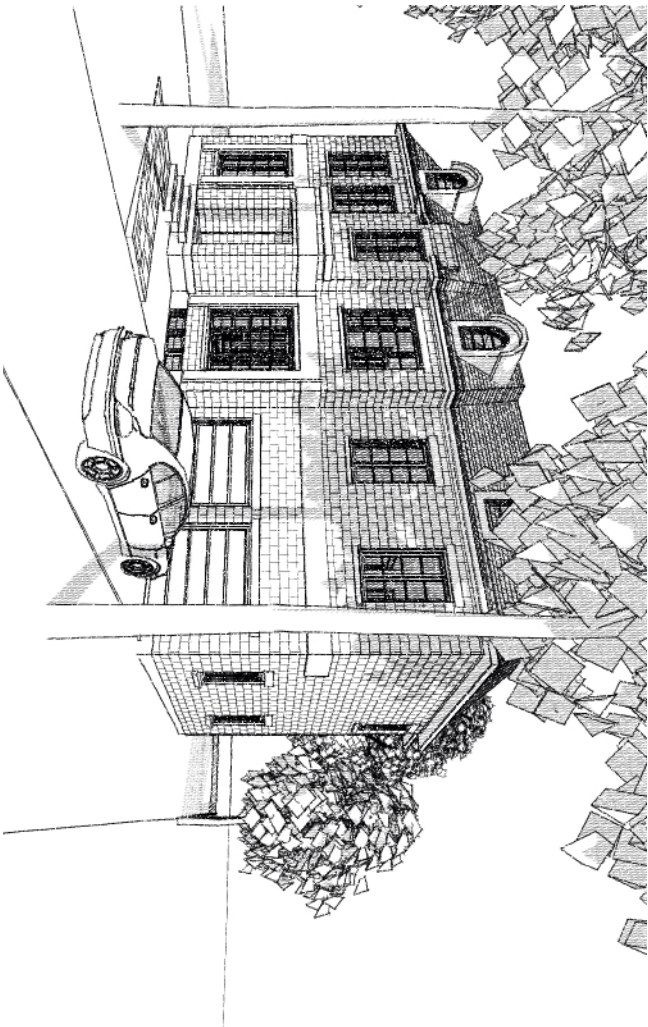
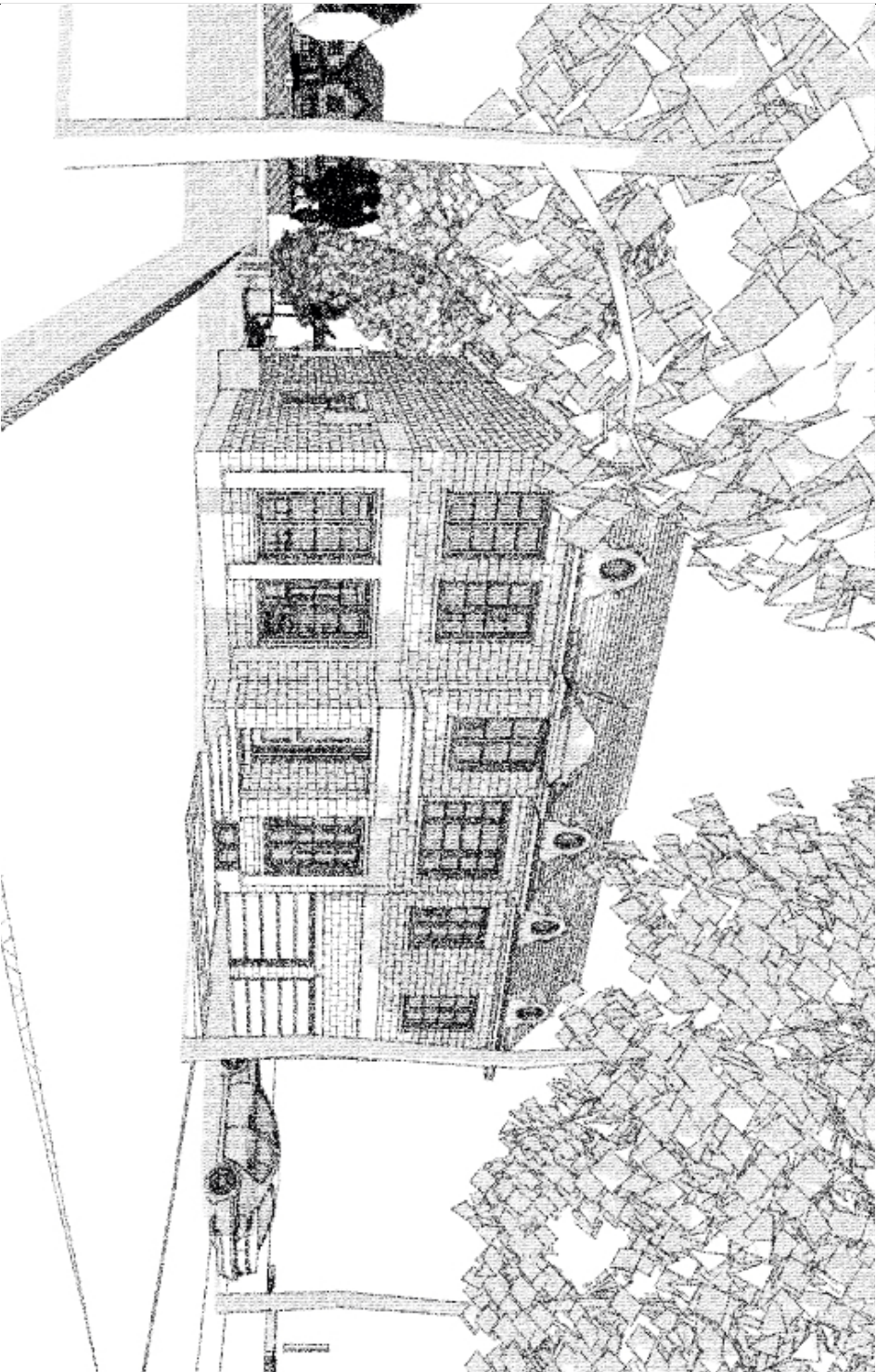
ELEVATIONS ARE GEODETIC AND ARE OBTAINED BY
REAL TIME KINEMATIC (RTK) MEASUREMENTS.

METRIC

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

THIS REPORT WAS PREPARED FOR
ANDREW BOZZO
AND THE UNDERSIGNED ACCEPTS NO
RESPONSIBILITY FOR USE BY
OTHER PARTIES.





Total Lot Area
Zone R1V

9,174 sq.ft.

852.30 m2

	Existing Retained		New		Proposed		% Coverage
	Imperial (sf)	Metric (m2)	Imperial (sf)	Metric (m2)	Imperial	Metric	
Building Footprint	0.0	0.0	2,110.1	196.03	2,110.1 sf	196.03 m2	23.00%
Covered Front Porch	0.0	0.0	43.4	4.04	43.4	4.04	0.47%
Covered Side Entry	0.0	0.0	160.9	14.95	160.9	14.95	1.75%
Covered Loggia	0.0	0.0	239.2	22.23	239.2 sf	22.23 m2	2.61%
Total Coverage	0.0	0.0	2,553.7	237.24	2,553.66 sf	237.24 m2	27.83%
Accessory Building							
n/a	0.0	0.0	0.0	0.00	0.0 sf	0.00 m2	0.0%

TO PERMIT MAXIMUM BLDG
COVERAGE OF 27.83%

23.00% for Dwelling,
0.47% for the covered front Porch &
1.75% for the side entry cover
2.61% for the un-enclosed Loggia

Gross Floor Area	Existing Retained		New		Proposed	
	Imperial (sf)	Metric (m2)	Imperial (sf)	Metric (m2)	Imperial	Metric
Basement	0.0	0.0	1,686.8	156.7	1,686.8 sf	156.7 m2
Ground Floor	0.0	0.0	1,646.3	152.9	1,646.3 sf	152.9 m2
Second Floor	0.0	0.0	2,124.0	197.3	2,124.0 sf	197.3 m2
Total GFA	0.0	0.0	5,457	507.0	5,457.1 sf	507.0 m2

Proposed Total Gross Floor Area 3,770.3 sf 350.3 m2
(Not Including Basement)

Set Backs	Existing Dwelling	Proposed Dwelling	Proposed in-ground Pool	Proposed Pool Equip
Front (North)	12.31	11.1	-	-
Side (East)	1.73	1.50	5.98	-
Side (West)	1.68	3.18	3.06	1.5
Rear (South)	15.07	12.94	2.88	6.5
Heights of Buildings & Structures				
Dwelling Height (avg. grade to top of flat roof)	Existing		Proposed (m)	
	±6.0		9.77	

TO PERMIT MAXIMUM BLDG
HEIGHT OF 9.77m

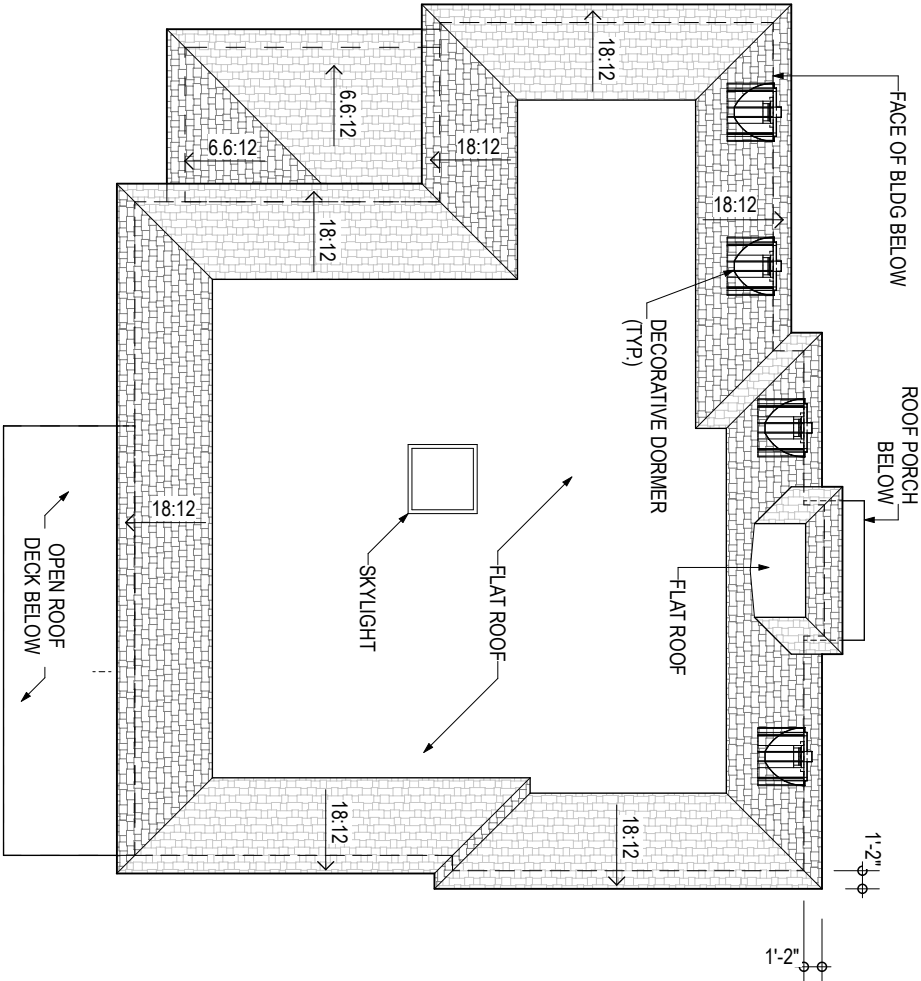
Proposed Soft Landscaped Areas	Total Area (m2)	Metric (m2)
Front yard Soft Landscaped Area	262.06	168.35
Rear yard Soft Landscaped Area (in excess of 135 sq.m.)	134.92	84.38

2	22 Sept 20 Revision
1	10 Aug 20 Minor Variance Application
No.	DATE ISSUED

Project no.: 2010

Date: July 2020

Scale: 1:150

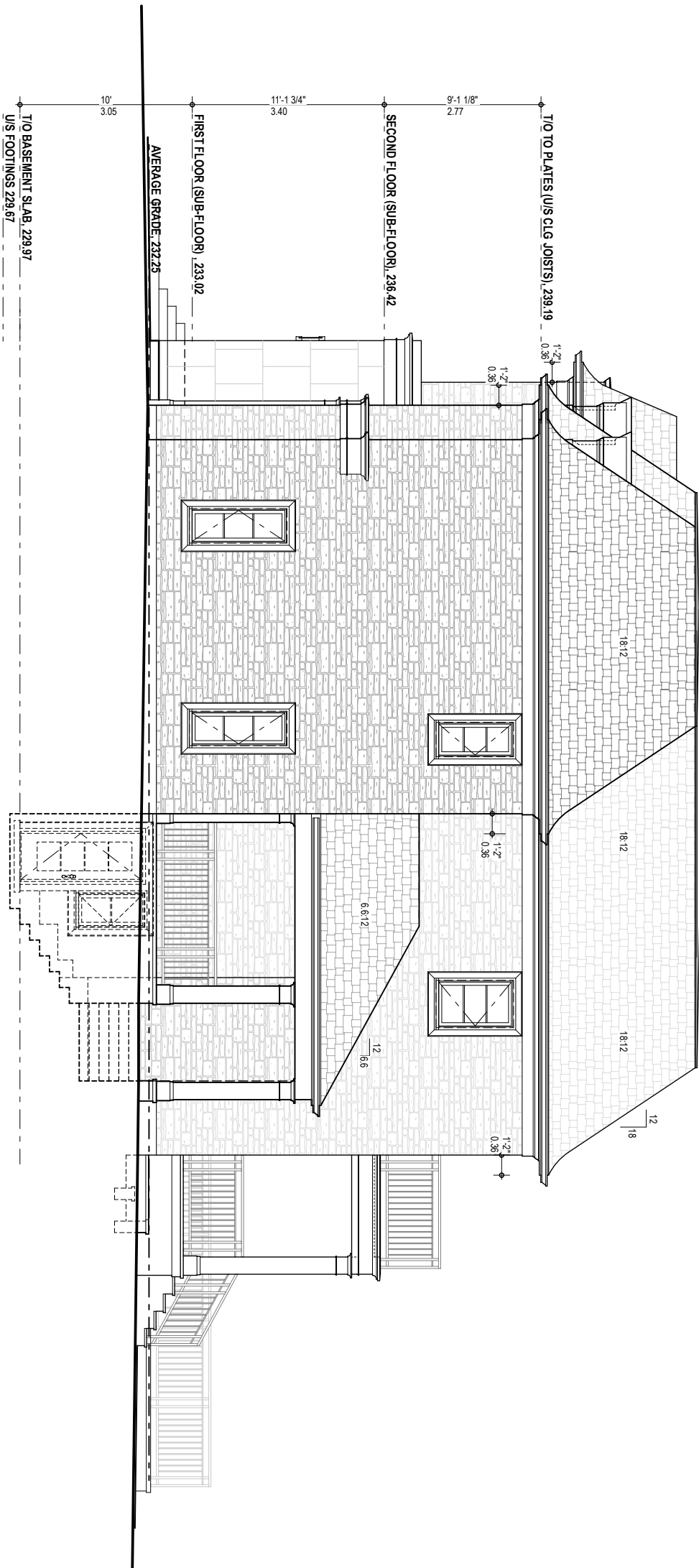


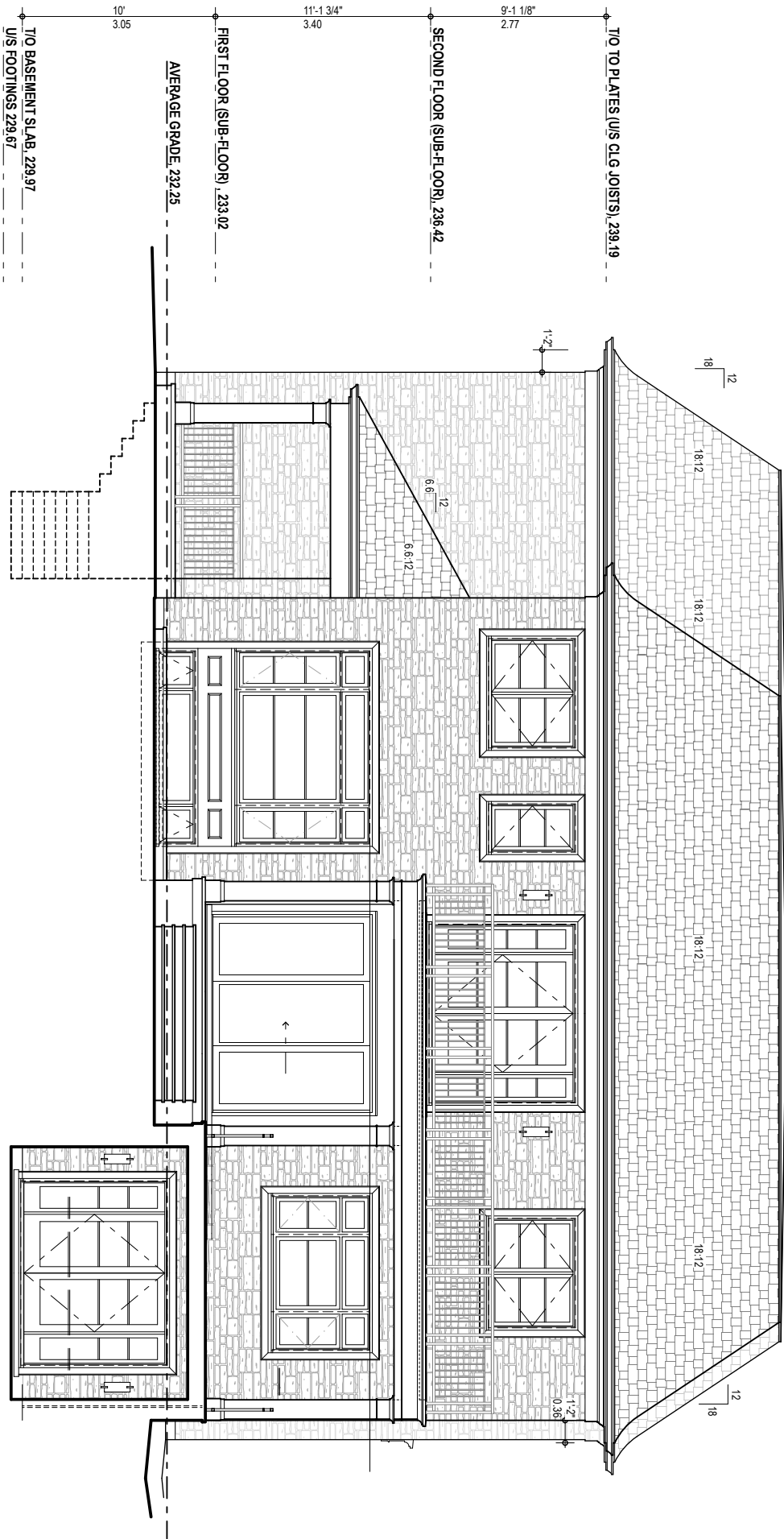
3	22 Sept'20	Revision
2	26 Aug 20	Revision
1	10 Aug 20	Minor Variance Application
No. DATE		ISSUED

Project no.: 2010

Date: July 2020

Scale: 1:100





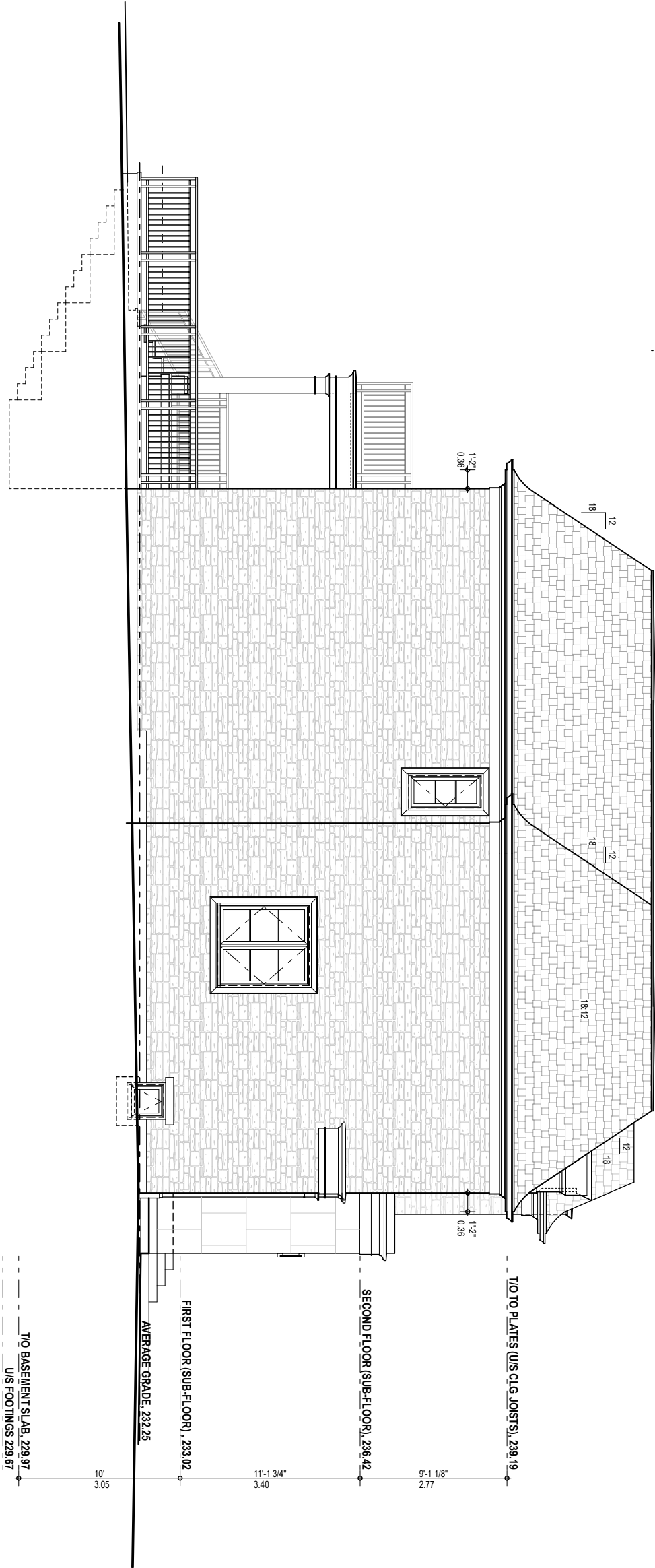
3	22 Sept 20	Revision
2	26 Aug 20	Revision
1	10 Aug 20	Minor Variance Application ISSUED

Proposal for:
NEW SINGLE FAMILY DWELLING
25 Lancer Drive, Maple, ON L6A 1E1

Drawing:
SIDE (EAST) ELEVATION

3	22 Sept'20	Revision
2	26 Aug 20	Revision
1	10 Aug 20	Minor Variance Application
No. DATE ISSUED		

Project no.: 2010
Date: July 2020
Scale: 1:100



NEW SINGLE FAMILY DWELLING

25 Lancer Drive, Maple, ON L6A 1E1

DRAWING LIST

- A.1

COVER PAGE, ZONING (LOCATION) PLAN
- A.2

EXTERIOR VIEWS
- A.3

SITE STATISTICS
- A.4

PROPERTY SURVEY
- A.5

SITE PLAN
- A.6

BASEMENT FLOOR PLAN
- A.7

GROUND FLOOR PLAN
- A.8

SECOND FLOOR PLAN
- A.9

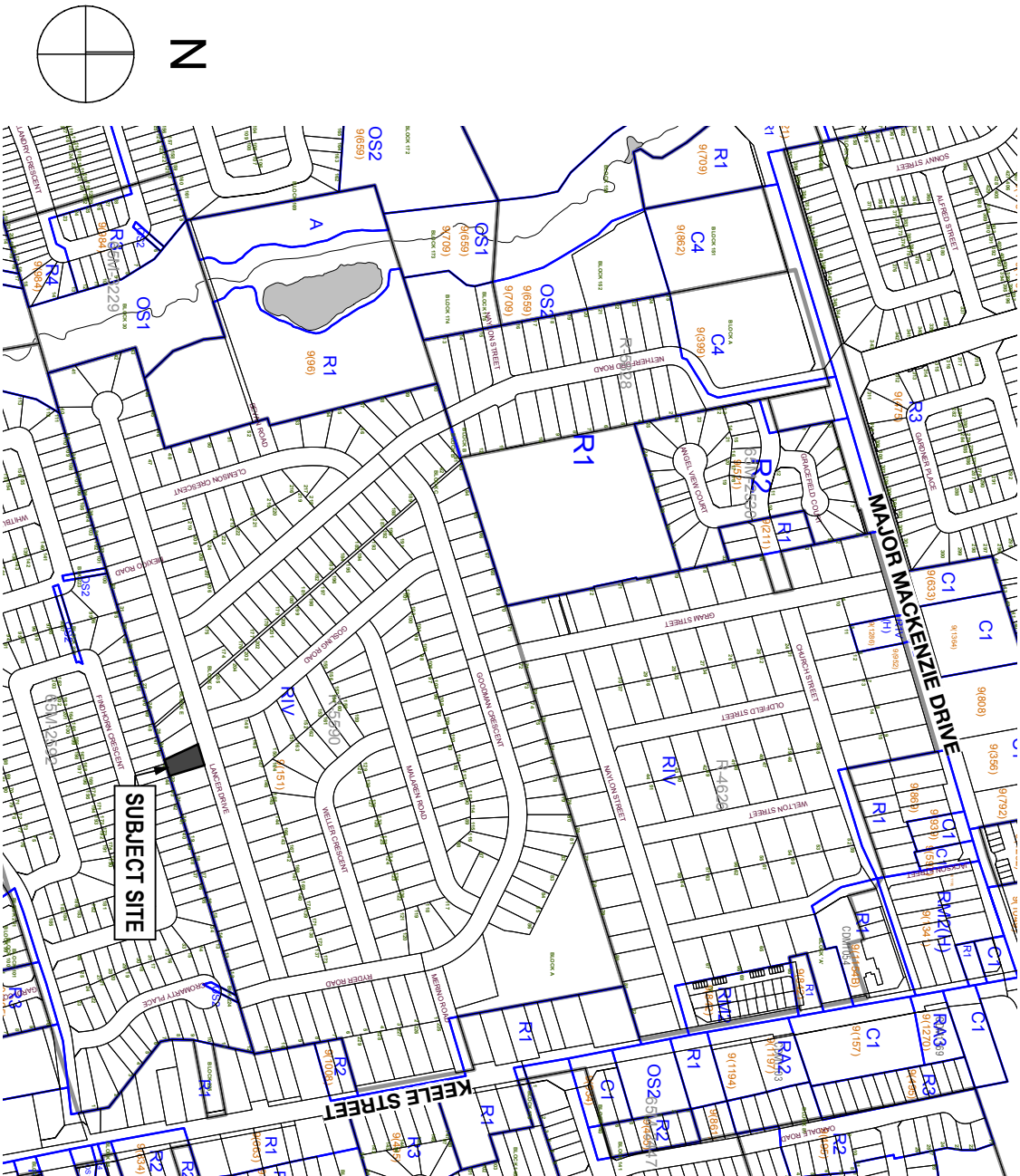
ROOF PLAN
- A.10

FRONT (NORTH) ELEVATION
- A.11

SIDE (WEST) ELEVATION
- A.12

REAR (SOUTH) ELEVATION
- A.13

SIDE (EAST) ELEVATION



3	22 Sept'20 Revision
2	26 Aug'20 Revision
1	10 Aug'20 Minor Variance Application
No.	DATE ISSUED

Project no.: 2010
Date: July 2020
Scale: N.T.S.

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.

- A073/20 – Public Correspondence (29 Goodman Crescent)**
- A073/20 – Public Correspondence (29 Goodman Crescent)**
- A073/20 – Public Correspondence (19 Jackson Street)**



Attention: City of Vaughan Committee of Adjustment

Re: Minor Variance Application A073-20 – 25 Lancer Drive, Maple, ON, L6A 1E1

To Whom It May Concern:

I am aware of the proposal at 25 Lancer Drive and I have no objections. I support the owners in their efforts to improve their property and the neighbourhood.

Gina D'Addurno

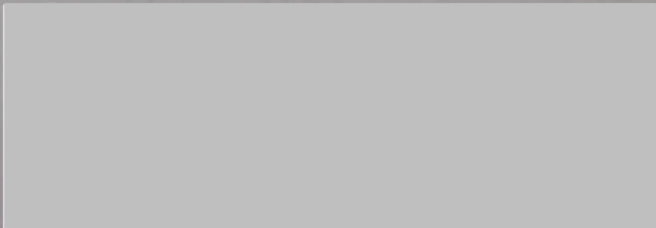
Name (please print)

[Handwritten Signature]

Signature

29 Goodman Crescent, Maple

Address





Attention: City of Vaughan Committee of Adjustment

Re: Minor Variance Application A073-20 – 25 Lancer Drive, Maple, ON, L6A 1E1

To Whom It May Concern:

I am aware of the proposal at 25 Lancer Drive and I have no objections. I support the owners in their efforts to improve their property and the neighbourhood.

Mike D'Addurno

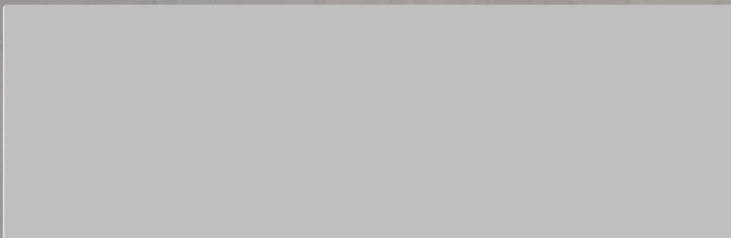
Name (please print)

~~Mike D'Addurno~~

Signature

29 Goodman Crescent, Maple

Address





Attention: City of Vaughan Committee of Adjustment

Re: Minor Variance Application A073-20 – 25 Lancer Drive, Maple, ON, L6A 1E1

To Whom It May Concern:

I am aware of the proposal at 25 Lancer Drive and I have no objections. I support the owners in their efforts to improve their property and the neighbourhood.

Valerio Zingone

Name (please print)

Valerio Zingone

Signature

19 Jackson Street

Address



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.-

- Alectra (Formerly PowerStream) – No concerns or objections
- Region of York – No concerns or objections
- MTO – Located outside of MTO permit control area

COMMENTS:

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

Alectra Utilities (formerly PowerStream) has received and reviewed the proposed Variance 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 & Layouts (North)
Phone: 1-877-963-6900 ext. 31297

E-mail: stephen.cranley@alectrautilities.com

Mr. Tony D'Onofrio
Supervisor, Subdivisions (Alectra East)
Phone: 1-877-963-6900 ext. 24419

Email: tony.donofrio@alectrautilities.com

Providence, Lenore

Subject: FW: A073-20 - REQUEST FOR COMMENTS - 25 Lancer Dr Maple, (full circulation)

From: Hajjar, Alexander (MTO) <Alexander.Hajjar@ontario.ca>

Sent: September-03-20 11:12 AM

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

Cc: Scholz, Kevin (MTO) <Kevin.Scholz@ontario.ca>; Committee of Adjustment <CofA@vaughan.ca>

Subject: [External] RE: A073-20 - REQUEST FOR COMMENTS - 25 Lancer Dr Maple, (full circulation)

Good Afternoon Lenore,

MTO has reviewed the subject land(s) located at 25 Lancer Dr. in the City of Vaughan. The subject lands are outside the MTO permit control area and therefore do not require a permit from this office.

Best Regards,

Alexander Hajjar

Transportation Technician

Highway Corridor Management Section

Ministry of Transportation, MTO

416.235.4504

From: Della Mora, Dan (MTO) <Dan.DellaMora@ontario.ca>

Sent: September 2, 2020 4:35 PM

To: Hajjar, Alexander (MTO) <Alexander.Hajjar@ontario.ca>

Cc: Scholz, Kevin (MTO) <Kevin.Scholz@ontario.ca>

Subject: FW: A073-20 - REQUEST FOR COMMENTS - 25 Lancer Dr Maple, (full circulation)

Dan Della Mora

Senior Project Manager

Dan.DellaMora@ontario.ca

Providence, Lenore

Subject: FW: A073-20 - REQUEST FOR COMMENTS - 25 Lancer Dr Maple, (full circulation)

From: Hurst, Gabrielle <Gabrielle.Hurst@york.ca>

Sent: September-04-20 2:26 PM

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

Subject: [External] RE: A073-20 - REQUEST FOR COMMENTS - 25 Lancer Dr Maple, (full circulation)

Good afternoon Lenore,

The Regional Municipality of York has completed its review of the above minor variance and has no comment.

Regards,

Gabrielle

Gabrielle Hurst MCIP RPP | Community Planning and Development Services | The Regional Municipality of York | 1-877 464 9675 ext 71538 | Gabrielle.hurst@york.ca | www.york.ca