

File: A126/20

Applicant: Shirvani Houman

Address: 7 Weller Cr Maple

Agent: Elmira Zarrabi

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

Staff Report Prepared By: Pravina Attwala
Hearing Date: Thursday, January 14, 2021



Minor Variance
Application

Agenda Item: 5

A126/20

Ward: 1

Staff Report Prepared By: Pravina Attwala, Assistant Secretary Treasurer

Date & Time of Live Stream Hearing: Thursday, January 14, 2021 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: Shirvani Houman

Agent: Elmira Zarrabi

Property: 7 Weller Cr Maple ON

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 (existing dwelling to be demolished) and to permit an accessory structure (shed) to be located in the westerly interior side yard.

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 lot coverage of 20% is permitted.	1. To permit a maximum lot coverage of 27.0% for a dwelling. (23% dwelling; 4% porches)
2. A maximum building height of 9.5 metres is permitted for a dwelling.	2. To permit a maximum building height of 10.02 metres for a dwelling.
3. A storage shed shall be located in the rear yard.	3. To permit a storage shed located in the interior side yard.

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 December 17, 2020

Applicant confirmed posting of signage on December 21, 2020

Property Information	
Existing Structures	Year Constructed
Dwelling	1950 (to be demolished) Purchased 2020

Applicant has advised that they cannot comply with By-law for the following reason(s): The proposed lot coverage of 27% (23.7 main dwelling, 3.3%porches) is requested to accommodate the 2 car garage. This is an appropriate built form for the neighborhoods’ existing built form. The footprint of the second floor is smaller than the main floor.

The proposed height of the single detached dwelling is 10.02metres to the highest point of the roof. The proposed building height is consistent with approvals experienced throughout the neighborhood.

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

The Owner is requesting relief to permit the construction of a 2-storey dwelling, covered porch and accessory structure (storage shed) with the above noted variances.

At the request of the Development Planning Department, the Owner reduced the main dwelling's coverage from 23.7% to 23% to minimize the impact on the right-of-way and remain consistent with previously approved homes in the R1V zone. The remaining 4% lot coverage is divided between an unenclosed porch and accessory structure in the rear which has no impact on the adjacent properties. The increase in height is minor and only applies to small portion of mansard roof, while the majority of roof remains compatible in terms of scale to the surrounding homes of the immediate neighbourhood. The proposed dwelling preserves the existing streetscape and character of the neighborhood by establishing a built form that is compliant with all setbacks.

In addition, the Development Planning Department has no objection to the location of the accessory structure (storage shed) as it complies with the area and height provisions of the By-law and is not visible from the street. In this instance, the zoning by-law defines the rear yard as the distance between the rear lot line and the nearest wall of the covered deck (not the main dwelling) which places the accessory structure adjacent to the covered deck and not in the technical rear yard.

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.

The Development Planning Department recommends approval of the application.

Cultural Heritage (Urban Design):

There are no cultural heritage concerns for this application.

Development Engineering:

Please contact Kirk Scarlett from Transportation and Fleet Management Services (Kirk.Scarlett@vaughan.ca; 905-832-8585 Ext 6170 or 476-522-2410) for driveway culvert installation.

The Development Engineering (DE) Department does not object to variance application A126/20 subject to the following 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. 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 Development - Forestry:

Applicant must install tree protection (Hoarding) prior to demolition and/or construction and is to remain until construction is completed, hoarding shall be inspected and approved by Forestry Division.

Recommended condition of approval:

Owner must acquire tree removal & protection permit and install hoarding to the satisfaction of Forestry.

By-Law and Compliance, Licensing and Permit Services:

No Comment.

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

Fire Department:

No comments or concerns.

Schedule A – Plans & Sketches**Schedule B – Public Correspondence**

A126/20 – Public Correspondence (6 Lancer Drive)
A126/20 – Public Correspondence (4 Lancer Drive)
A126/20 – Public Correspondence (4 Weller Crescent)
A126/20 – Public Correspondence (5 Weller Crescent)
A126/20 – Public Correspondence (9 Weller Crescent)
A126/20 – Public Correspondence (8 Weller Crescent)

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 Farzana Khan 905-832-8585 x 3608 Farzana.khan@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. 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.
2	Parks, Forestry and Horticulture Operations Patrick Courchesne 905-832-8585 x 3617 Patrick.Courchesne@vaughan.ca/	Owner must acquire tree removal & protection permit and install hoarding to the satisfaction of Forestry.

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://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.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.

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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 8002
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.

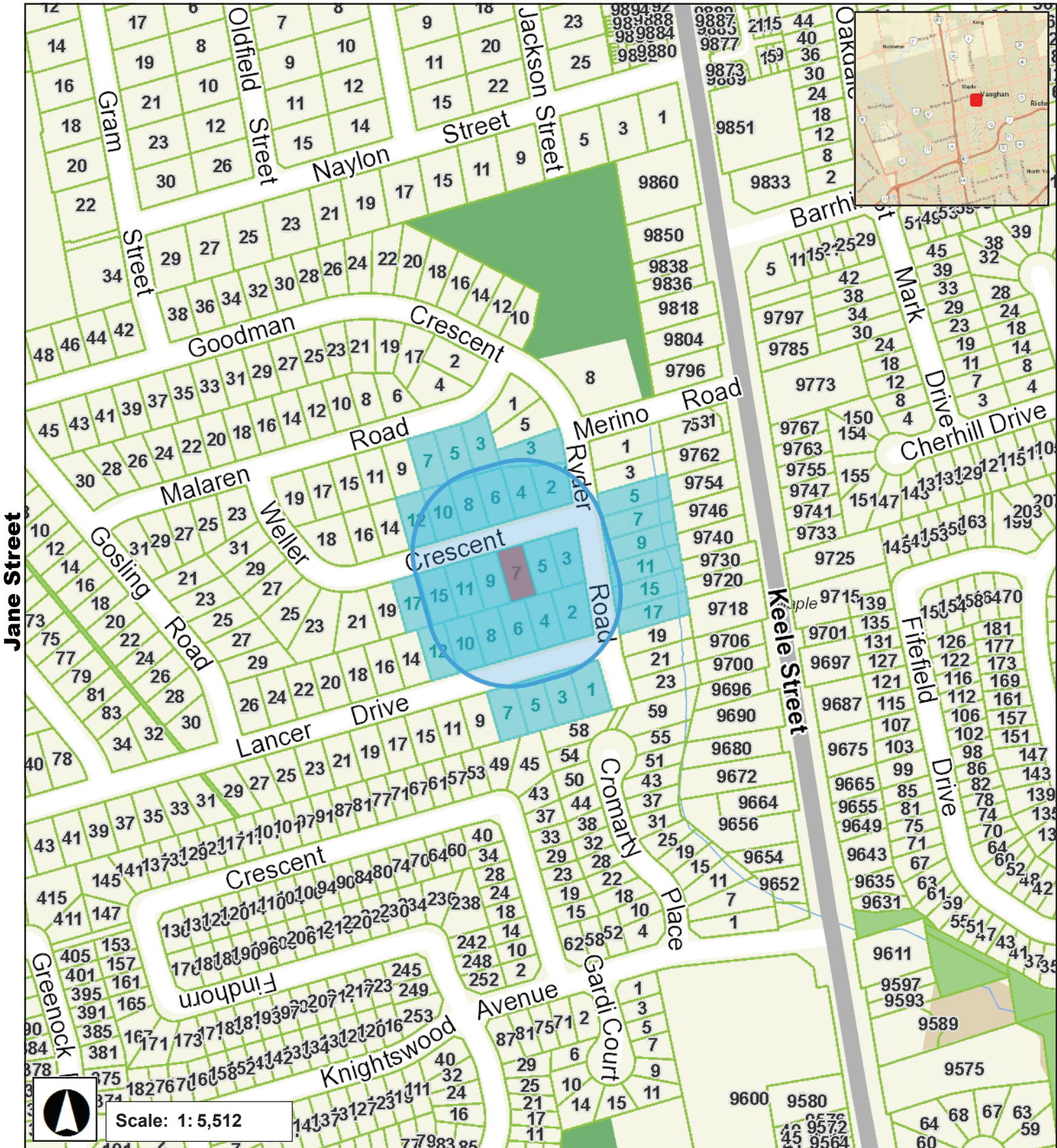
Location Map
Plans & Sketches



LOCATION MAP - A126/20

7 WELLER CRESCENT, MAPLE

Major Mackenzie Drive



Rutherford Road

November 27, 2020 4:35 PM

GENERAL NOTES:

1. THESE DRAWINGS ARE THE COPYRIGHT PROPERTY OF THE DESIGNER AND MAY NOT BE REPRODUCED WITHOUT WRITTEN PERMISSION.
2. THESE DRAWINGS ARE FOR PERMIT APPLICATION PURPOSE. CONTRACTOR MUST CHECK ALL APPLICABLE BY-LAWS AND OBC. ANY DISCREPANCY MUST BE REPORTED TO THE DESIGNER AND OWNER.
3. DO NOT SCALE DRAWINGS. FOR SCALE, REFER TO THE SHED CHAINED OUT IN STRICT ACCORDANCE WITH THE REQUIREMENTS OF THE LATEST EDITION OF THE ONTARIO BUILDING CODE.
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NO.	ISSUED FOR	DATE
1.	CoA submission	OCT. 06, 2020

PROJECT ADDRESS:

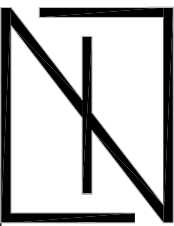
7 Weller Crescent
Vaughan

PROJECT NO:

DRAWING TITLE:

COVER

NO.	REVISION	DATE
1.	CoA submission	DEC. 06, 2020



EZed Architects

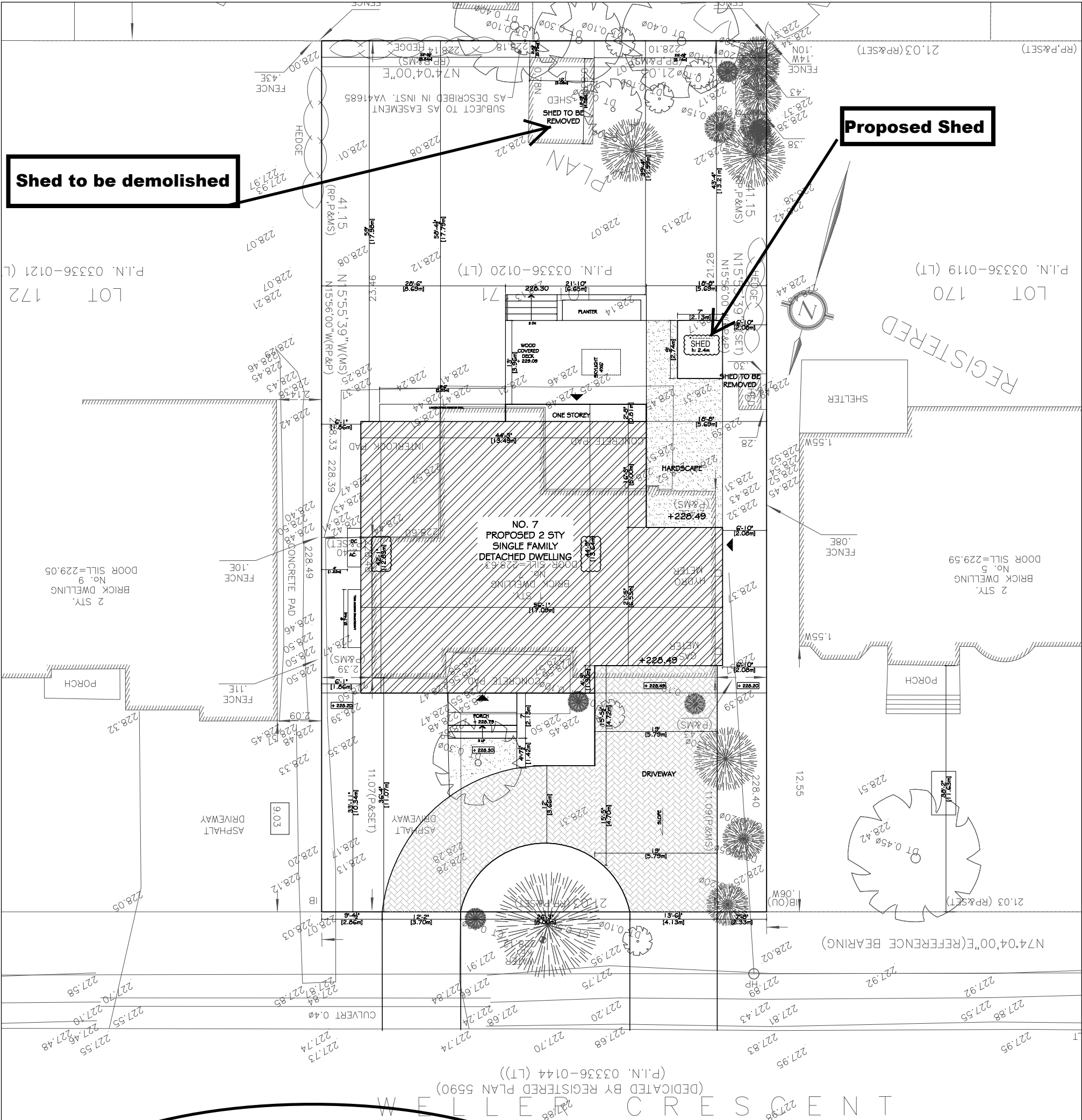
PHONE:
+1 (416) 855-6366

E-MAIL:
INFO@EZEDARCHITECTS.COM

Unit 406,
220 Duncan Mill Rd.
Toronto M3B 3J5
416-855 6366

SCALE:	1/16"=1'-0"
DRAWN BY:	EL MIRA ZARRABI
DATE:	

A0



LOT COVERAGE = 27.0%
(23% dwelling; 4% porch, deck accessory structure)

**STORAGE SHED LOCATED IN THE INTERIOR
SIDE YARD**

RECEIVED

December 7, 2020

Committee of Adjustment

A126/20

7 WELLER CRES.

ITEM	ITEM	ZONE
LOT AREA	9314.8 sqft=865.3 sqm	R1V, Old Village Residential, under By-law 138
LOT FRONTAGE	69'-21.03 m	135'-41.15 m
PROPOSED HEIGHT	32'-10 1/2"= 10.02 m	31'-2"= 9.50 m
BASEMENT FLOOR AREA	1750 sqft=160.7 sqm	
GROUND FLOOR AREA	2140 sqft=198.8 sqm	GROUND FLOOR AREA EX. GARAGE
SECOND FLOOR AREA	2082 sqft=193.4 sqm	PROPOSED COVERAGE
FOOTPRINT	2140 sqft=198.8 sqm	PERMITTED COVERAGE
GROSS FLOOR AREA	3798 sqft=352.2 sqm	PORCH & ACCESSORY
LANDSCAPING CALCULATION		372.5 sqft=34.6 sqm 4%
DRIVEWAY AREA	1127.32 sqft=104.7 sqm	TOTAL COVERAGE 27% (MAIN BUILDING 23%)
FRONT YARD AREA	2463.4 sqft=227.9 sqm	PORCH AND WALKWAY
LANDSCAPING AREA	1328 sqft=123.2 sqm	SOFT LANDSCAPING AREA

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NO.	ISSUED FOR	DATE
1.	CoA submission	OCT. 06, 2020

PROJECT ADDRESS:


7 Weller Crescent
Vaughan

PROJECT NO:

DRAWING TITLE:

MAIN (NORTH)ELEVATION

NO.	REVISION	DATE
1.	CoA submission	DEC. 06, 2020



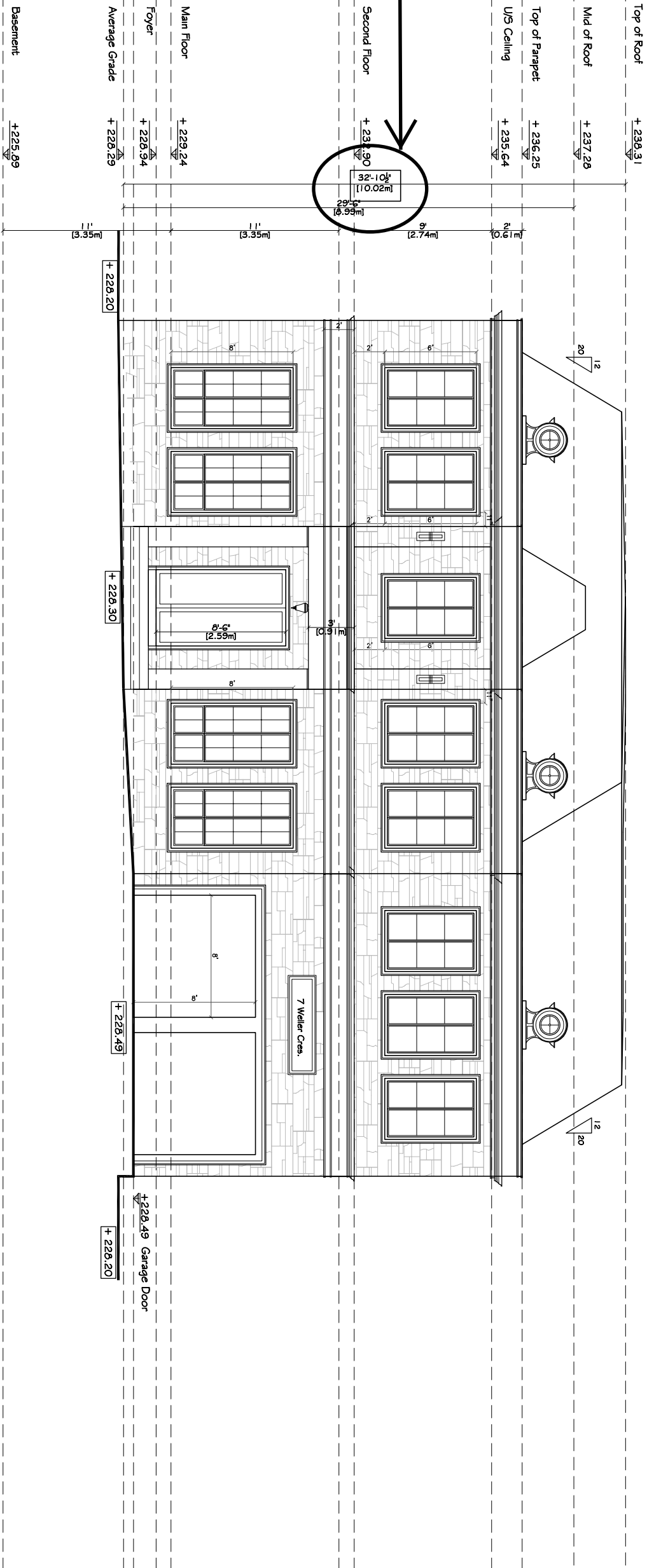
EZed Architects

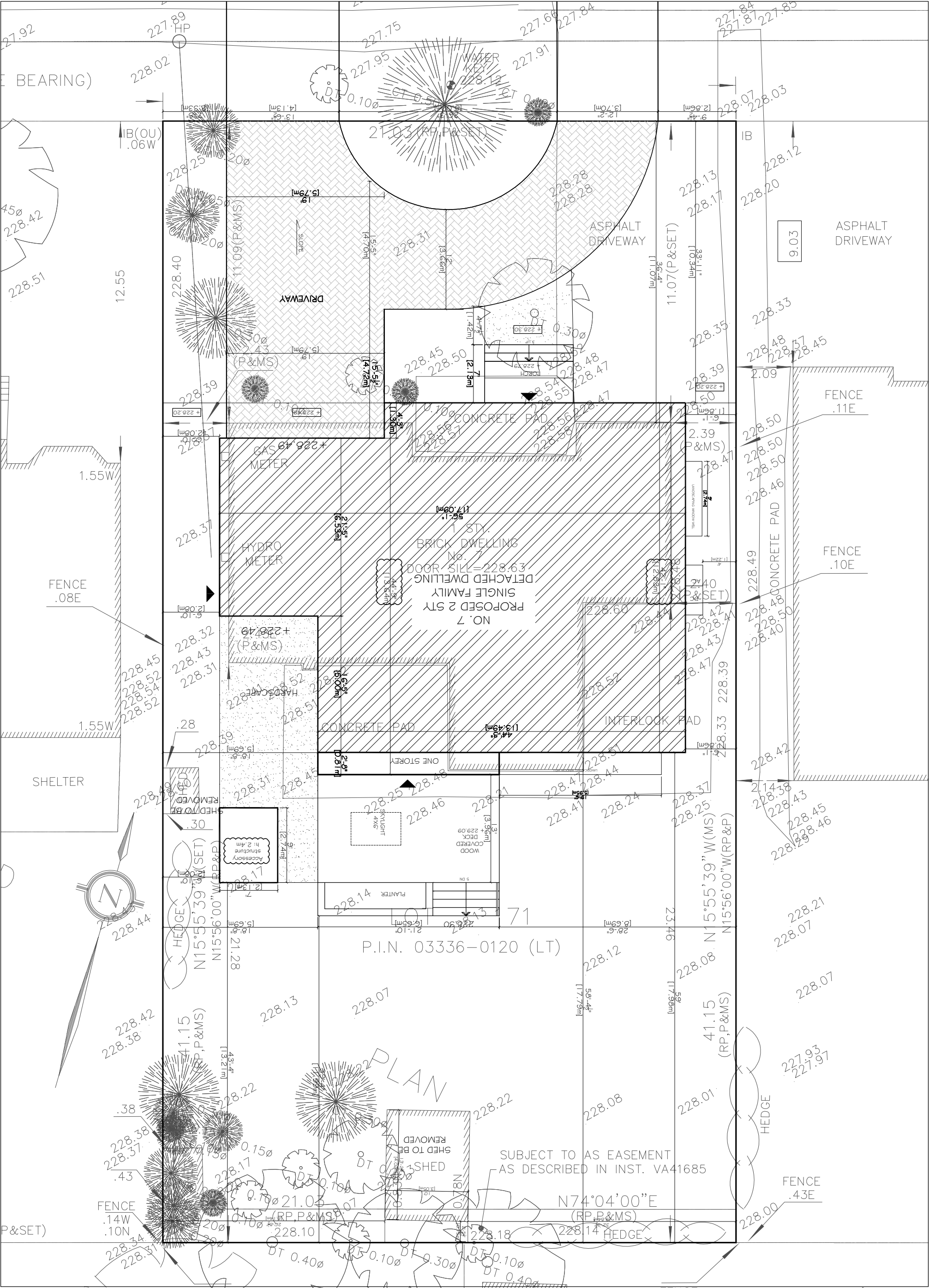
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Unit 406,
220 Duncan Mill Rd.
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416-855-6366

SCALE:	1/8"=1'-0"
DRAWN BY:	ELMIRA ZARRABI
DATE:	





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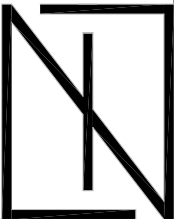
7 Weller Crescent
Vaughan

PROJECT NO:

DRAWING TITLE:

Siteplan

NO.	REVISION	DATE
1.	CoA submission	DEC 06, 2020



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SCALE:	3/32" = 1'-0"
DRAWN BY:	ELMIRA ZARRABI
DATE:	

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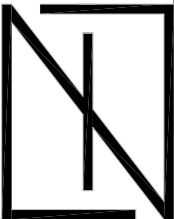
7 Weller Crescent
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PROJECT NO:

DRAWING TITLE:

ROOF PLAN

NO.	REVISION	DATE
1.	CoA submission	DEC 06, 2020



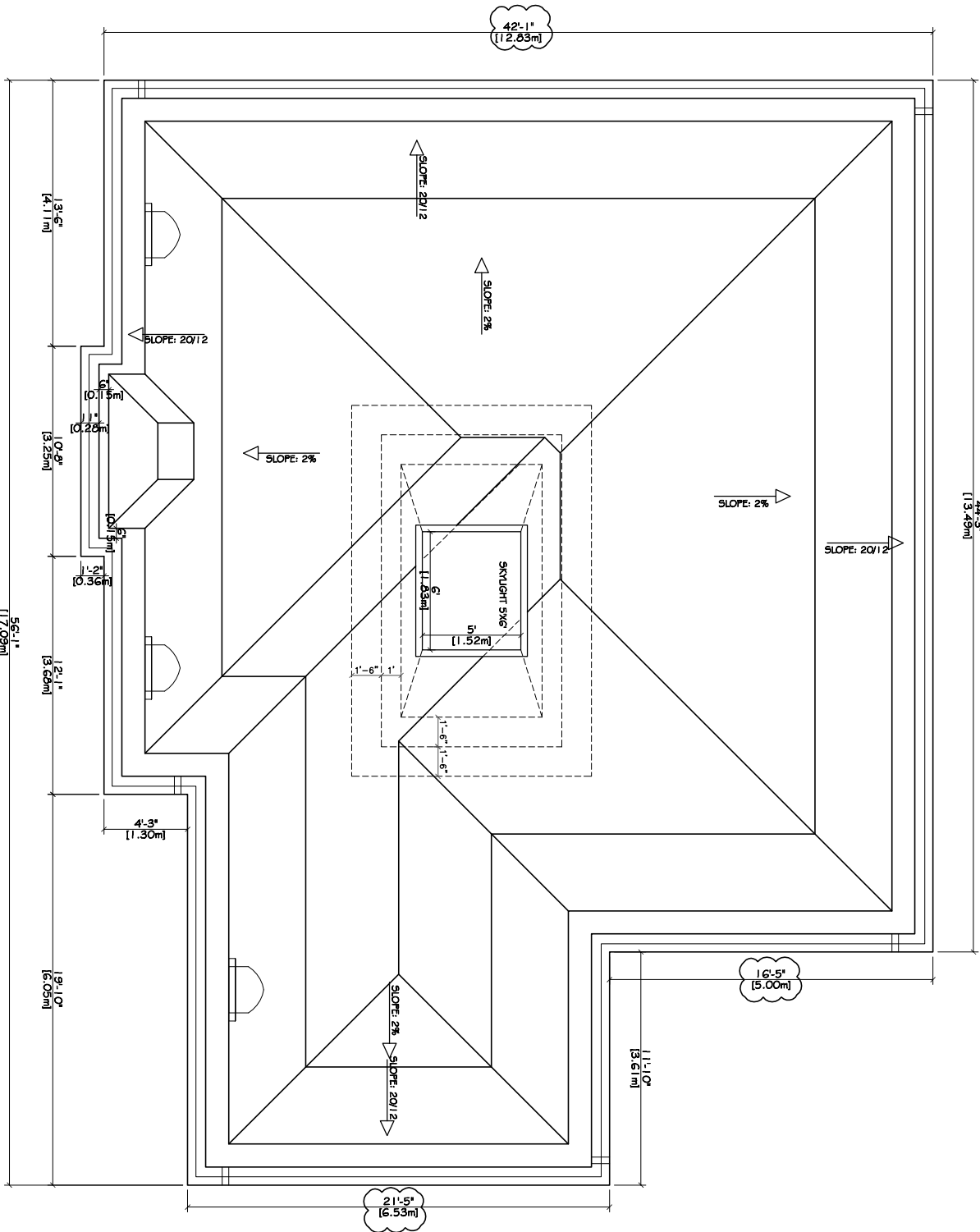
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1.	CdA submission	OCT. 06, 2020

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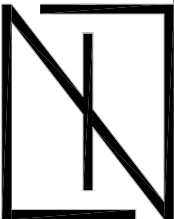
7 Weller Crescent
Vaughan

PROJECT NO:

DRAWING TITLE:

REAR (SOUTH) ELEVATION

NO.	REVISION	DATE
1.	CdA submission	DEC. 06, 2020



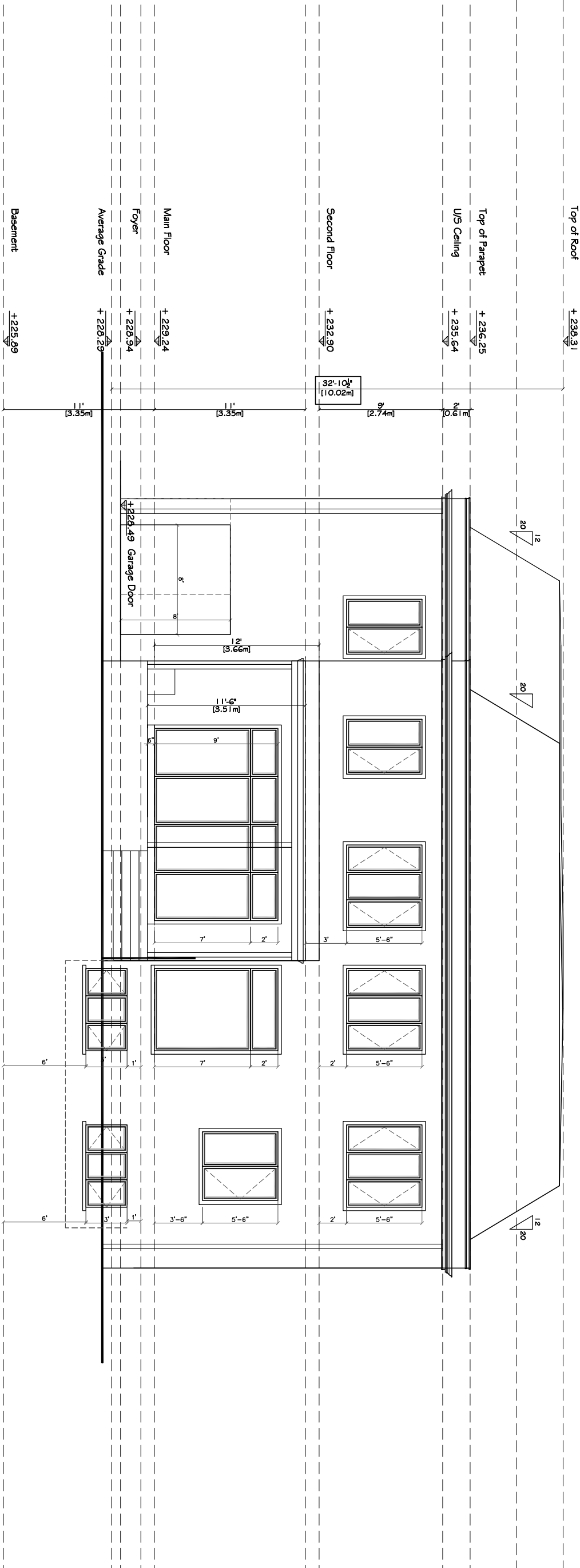
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1.	CoA submission	OCT. 06, 2020

PROJECT ADDRESS:

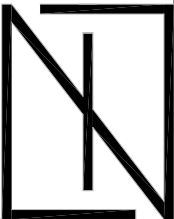
7 Weller Crescent
Vaughan

PROJECT NO:

DRAWING TITLE:

WEST SIDE ELEVATION

NO.	REVISION	DATE
1.	CoA submission	DEC. 06, 2020



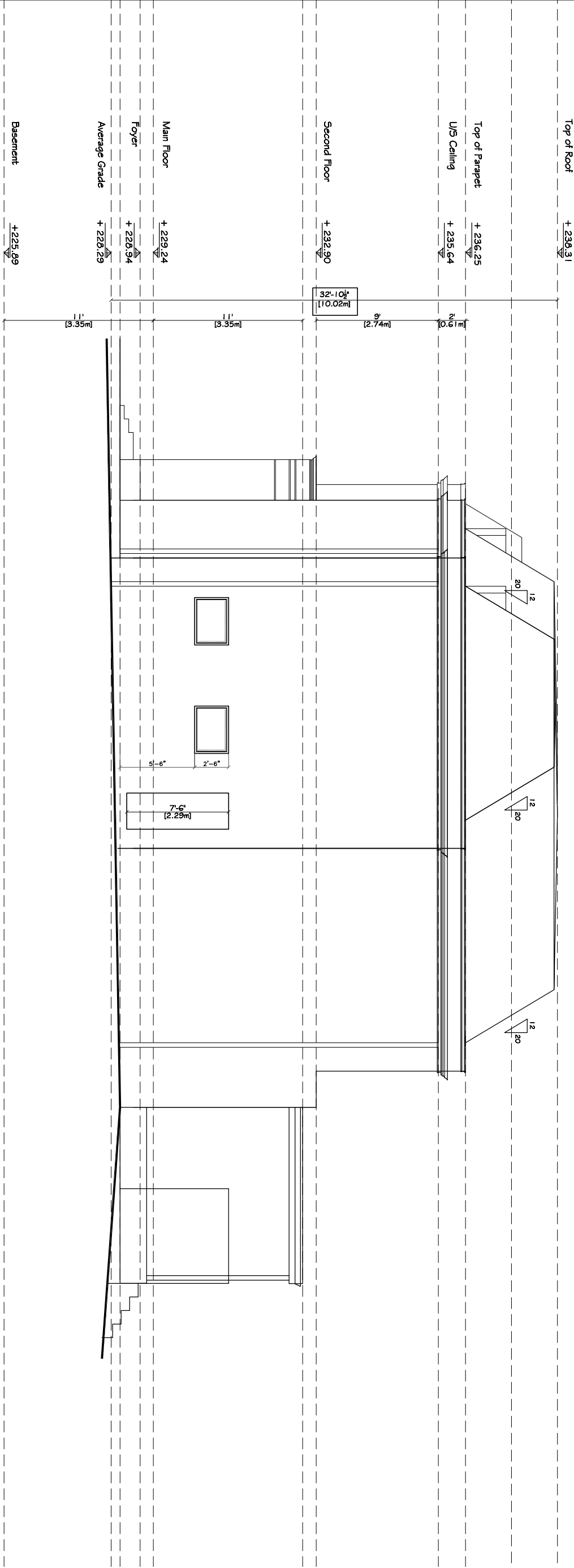
EZed Architects

PHONE:
+1 (416) 855-6366

E-MAIL:
INFO@EZEDARCHITECTS.COM

Unit 406,
220 Duncan Mill Rd.
Toronto M3B 3J5
416-855 6366

SCALE:	1/8" = 1'-0"
DRAWN BY:	ELMIRA ZARRABI
DATE:	



GENERAL NOTES :

1. THESE DRAWINGS ARE THE COPYRIGHT PROPERTY OF THE DESIGNER AND SHALL NOT BE REPRODUCED WITHOUT WRITTEN PERMISSION.
2. THESE DRAWINGS ARE FOR PERMIT APPLICATION PURPOSE. CONTRACTOR MUST CHECK ALL APPLICABLE BY-LAWS AND OBC. ANY DISCREPANCY MUST BE REPORTED TO THE DESIGNER AND OWNER.
3. DO NOT SCALE DRAWINGS.
4. ALL WORK SHALL BE CARRIED OUT IN STRICT ACCORDANCE WITH THE REQUIREMENTS OF THE LATEST REVISION OF THE ONTARIO BUILDING CODE.
5. VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION.
6. ALL STRUCTURAL CHANGES MUST BE REVIEWED AND APPROVED BY CERTIFIED STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION.
7. DESIGNER IS NOT RESPONSIBLE FOR THE ACCURACY OF SURVEY, STRUCTURAL, MECHANICAL, ELECTRICAL DRAWINGS, ETC. FOR ENGINEERING INFORMATION SHOWN ON THE DRAWINGS, REFER TO APPROPRIATE ENGINEERING DRAWINGS BEFORE PROCEEDING WITH WORK.

NO.	ISSUED FOR	DATE
1.	CoA submission	OCT. 06, 2020

PROJECT ADDRESS:

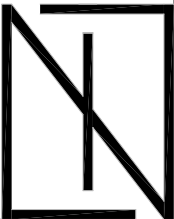
7 Weller Crescent
Vaughan

PROJECT NO:

DRAWING TITLE:

NORTH SIDE ELEVATION

NO.	REVISION	DATE
1.	CoA submission	DEC. 06, 2020



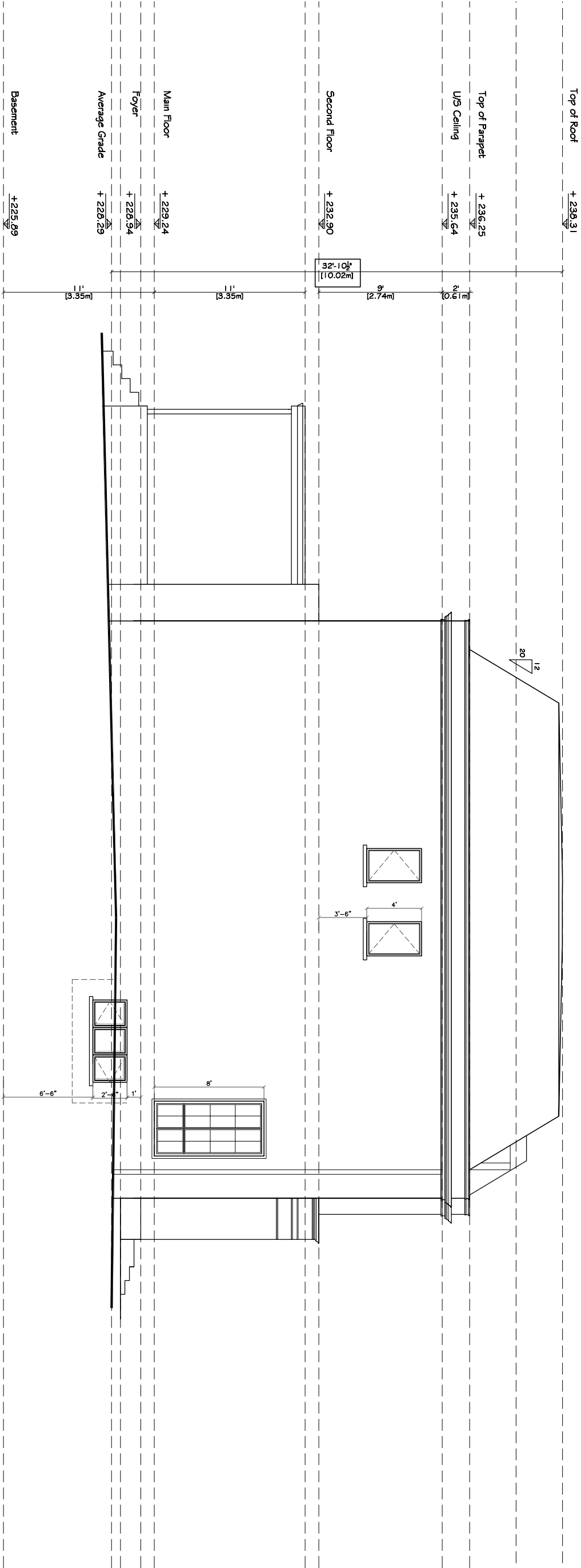
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E-MAIL:
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Unit 406,
220 Dundas Mill Rd.
Toronto M3B 3J5
416-855 6366

SCALE:	1/8" = 1'-0"
DRAWN BY:	ELMIRA ZARRABI
DATE:	



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.

- A126/20 – Public Correspondence (6 Lancer Drive)
- A126/20 – Public Correspondence (4 Lancer Drive)
- A126/20 – Public Correspondence (4 Weller Crescent)
- A126/20 – Public Correspondence (5 Weller Crescent)
- A126/20 – Public Correspondence (9 Weller Crescent)
- A126/20 – Public Correspondence (8 Weller Crescent)

RECEIVED NOV. 30/20

A126/20

I, JOE the owner of G LANCER DR. have reviewed the drawings and variances requested by the owner of 7 Weller Cres. We have no objection and are in support of the application.

Date: Nov 25 2020

Signature:

A handwritten signature in black ink, appearing to be "Joe", written over a horizontal line.

I, ^{Date} Sylvia ^{McCluse} the owner of 4 Lancer Dr. have reviewed the drawings and variances requested by the owner of 7 Weller Cres. We have no objection and are in support of the application.

Date: Nov. 25/20

Signature:

S. A. D.
Daryl M. M. M.

I, Chantelle Siverigha the owner of 4 Weller Cres. have reviewed the drawings and variances requested by the owner of 7 Weller Cres. We have no objection and are in support of the application.

Date: Nov. 20, 2020

Signature:

A handwritten signature in black ink, appearing to read "C. Siverigha", written over the "Signature:" label.

I, Sergei Sobko the owner of 5 Weller cres have reviewed the drawings and variances requested by the owner of 7 Weller Cres. We have no objection and are in support of the application.

Date: Nov 18 2020

Signature:


A handwritten signature in black ink, appearing to be 'Sergei Sobko', written over a horizontal line.

I, _____ the owner of _____ have reviewed the drawings and variances requested by the owner of 7 Weller Cres. We have no objection and are in support of the application.

Date: NOV. 18-2020

Signature: MARIA DONATO - 9 WELER CRES, MAPLE-ON
Maria Donato

MARTINO DONATO

MARTINO DONATO - 9 WELER CRES - MAPLE.


I, Patty Guerra the owner of 8 Weller Cres have reviewed the drawings and variances requested by the owner of 7 Weller Cres. We have no objection and are in support of the application.

Date: November 18, 2020

Signature:

A handwritten signature in cursive script, appearing to read "P. Guerra", written in black ink.

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

Attwala, Pravina

Subject: FW: A126/20 - REQUEST FOR COMMENTS

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

Sent: November-18-20 1:48 PM

To: Attwala, Pravina <Pravina.Attwala@vaughan.ca>

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

Subject: [External] RE: A126/20 - REQUEST FOR COMMENTS

Good Afternoon Pravina,

MTO has reviewed the subject land(s) located at 7 Weller Cr. 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

437.833.9453

Attwala, Pravina

Subject: FW: A126/20 - REQUEST FOR COMMENTS

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

Sent: November-24-20 8:42 AM

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

Subject: [External] RE: A126/20 - REQUEST FOR COMMENTS

Good morning Pravina,

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