



**File:** B001/21

**Applicant:** Stangl Holdings Limited

**Address:** 201 Basaltic Road, Concord

**Agent:** Qiannqiao Zhu - Evans Planning Inc.

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"/>	<input checked="" type="checkbox"/>
Building Standards	<input checked="" type="checkbox"/>	
Development Planning		
Development Engineering	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Parks, Forestry and Horticulture Operations	<input checked="" type="checkbox"/>	
By-law & Compliance	<input checked="" type="checkbox"/>	
Financial Planning & Development	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Real Estate Department	<input checked="" type="checkbox"/>	<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: None

Background History: None

Staff Report Prepared By: Lenore Providence  
Hearing Date: Thursday, April 8, 2021

*\*Please note that additional comments may be received after the publication of the Staff Report. These comments will be processed as an addendum (see website for details).*



**Consent Application**  
**B001/21**

Agenda Item: 01  
  
Ward: 4

**Prepared By: Lenore Providence Assistant Secretary Treasurer**

**Date & Time of Live Stream Hearing:** Thursday, April 8, 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](https://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](mailto:cofa@vaughan.ca)

To make an electronic deputation at the meeting please contact the Committee of Adjustment at [cofa@vaughan.ca](mailto: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:** Stangl Holdings Limited

**Agent:** Qianqiao Zhu - Evans Planning Inc.

**Property:** **201 Basaltic Road, Concord**

**Zoning:** The subject lands are zoned EM2, General Employment Area Zone, under By-law 1-88 as amended.

**OP Designation:** Vaughan Official Plan 2010 ('VOP 2010'): "General Employment"

**Related Files:** **None.**

**Purpose:** Consent is being requested to sever a parcel of land for industrial purposes approximately 8,094.00 square metres. The parcel to be retained is approximately 16,188.00 square metres. Both the severed and retained land will have frontage onto Basaltic Road.

The severed land is currently vacant.

The existing industrial building and accessory structures on the retained land will remain.

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

**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 March 24, 2021

Applicant confirmed posting of signage on March 15, 2021

Existing Building or Structures on the subject land: Vacant

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

**Development Planning:**

Vaughan Official Plan 2010 ('VOP 2010'): "General Employment"

Application under review, subject to Urban Design review and comment.

**Development Engineering:**

The Development Engineering (DE) Department does not object to consent application B001/21 subject to the following condition(s):

- 1) The Owner/applicant shall arrange to prepare and register a reference plan at their expense for the conveyance of the subject lands and showing all existing and proposed easements to the satisfaction of DE. The Owner/applicant shall submit a draft reference plan to the Development Engineering Department for review prior to deposit.
- 2) The Owner shall provide conceptual site grading and servicing plan(s) for both the severed and retained parcels to the satisfaction of the Development Engineering (DE) Department. The plan(s) should identify all existing and proposed services, existing and proposed elevations, and acceptable access.

**Parks Development - Forestry:**

No comments or concerns

**By-Law and Compliance, Licensing and Permit Services:**

No comments or concerns

**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.

Recommended conditions of approval:

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).

**Real Estate:**

Staff Report – B001/21

Page 4

The applicant shall provide the City with an appraisal report and valuation of the subject land (land only) to be prepared by an accredited appraiser. Payment of a Parkland levy to the City in lieu of the deeding of land for park purposes shall be made if a new lot is being created. Said levy is to be 2% of the appraised market value of the subject land as of the date of the Committee of Adjustment giving notice to the Applicant of the herein decision. Said levy shall be approved by the Senior Manager of Real Estate. Payment shall be made by certified cheque only.

**Fire Department:**  
No comments or concerns

**Schedule A – Plans & Sketches**

**Schedule B – Public Correspondence**  
Planning Justification Letter

**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  
Bell Canada – 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 <a href="mailto:christine.vigneault@vaugan.ca">christine.vigneault@vaugan.ca</a>	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 <b>only</b> 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	Real Estate Franca Mazzanti  905-832-8585 x 8474 <a href="mailto:franca.mazzanti@vaughan.ca">franca.mazzanti@vaughan.ca</a>	The applicant shall provide the City with an appraisal report and valuation of the subject land (land only) to be prepared by an accredited appraiser. Payment of a Parkland levy to the City in lieu of the deeding of land for park purposes shall be made if a new lot is being created. Said levy is to be 2% of the appraised market value of the subject land as of the date of the Committee of Adjustment giving notice to the Applicant of the herein decision. Said levy shall be approved by the Senior Manager of Real Estate. Payment shall be made by certified cheque only.
3	Development Planning Michael Torres / Roberto Simbana  905-832-8585 x 8933 / 8810 <a href="mailto:Michael.Torres@vaughan.ca">Michael.Torres@vaughan.ca</a> / <a href="mailto:roberto.simbana@vaughan.ca">roberto.simbana@vaughan.ca</a>	Application under review.
4	Development Engineering Farzana Khan  905-832-8585 x 3608 <a href="mailto:Farzana.Khan@Vaughan.ca">Farzana.Khan@Vaughan.ca</a>	1) The Owner/applicant shall arrange to prepare and register a reference plan at their expense for the conveyance of the subject lands and showing all existing and proposed easements to the satisfaction of DE. The Owner/applicant shall submit a draft reference plan to the Development

	Department/Agency	Condition
		Engineering Department for review prior to deposit. 2) The Owner shall provide conceptual site grading and servicing plan(s) for both the severed and retained parcels to the satisfaction of the Development Engineering (DE) Department. The plan(s) should identify all existing and proposed services, existing and proposed elevations, and acceptable access.
5	Development Finance Nelson Pereira  905-832-8585 x 8393 <a href="mailto:nelson.pereira@vaughan.ca">nelson.pereira@vaughan.ca</a>	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**

**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](mailto: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](https://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.

**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**

T 905 832 8585 Extension 8394  
E [CofA@vaughan.ca](mailto:CofA@vaughan.ca)

Schedule A: Plans & Sketches

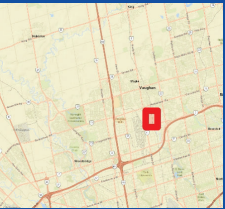
Please note that the correspondence listed in Schedule A is not comprehensive. Plans & sketches received after the preparation of this staff report will be provided as an addendum.

Location Map  
Plans & Sketches





Map Information:



Title:

201 BASALTIC ROAD, CONCORD

NOTIFICATION MAP - B001/21

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: 6,645

0 0.10 km



Created By:

Infrastructure Delivery  
Department  
March 23, 2021 1:36 PM

Projection:  
NAD 83  
UTM Zone  
17N





**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.

**Planning Justification Letter**

**B001/21**

Urban Planners • Project Managers

City of Vaughan  
Committee of Adjustment  
2141 Major Mackenzie Dr.  
Vaughan, Ontario  
L6A 1T1



February 10, 2021

Attn: Ms. Christine Vigneault, AMP, ACST, Manager, Development Services & Secretary  
Treasurer to the Committee of Adjustment

Re: Application for Consent  
201 Basaltic Road  
City of Vaughan

Evans Planning Inc. acts on behalf of Stangl Holdings Limited, the owner of property located at 201 Basaltic Road. The property is legally described as Parts 1 and 2 on 65R-34589. Part 1 on said reference plan was until recently an independent, free standing lot. Our client has recently acquired Part 1 and through the ownership transfer, it has merged in title with Part 2, creating one larger property 2.42 hectares in size.

The attached application for Consent to Sever is intended to sever the northerly portion of land with 67.79 metres of frontage and an area of 0.81 hectares from the amalgamated holding.

Prior to the acquisition of Part 1 by our Clients, two lot lots existed at this location. Should the attached Consent to Sever application prove successful, the result will be that two lots will exist, albeit re-configured from the original context to increase the size of the southerly parcel (Part 2).

A preliminary review request was submitted to City of Vaughan Committee of Adjustment on February 3, 2021. The preliminary review comments were received on February 8, 2021. The submission package has since been revised to address the preliminary review comments.

We herewith submit for your consideration the following materials for consent to sever application:

- One (1) banknote with the amount of \$3,759.00 for consent application fee;
- One (1) copy of Consent Application Form;
- One (1) copy of proposed Severance Plan;

Part of Lot 12 Concession 3, City of Vaughan



- One (1) copy of Tree Inventory Report;
- One (1) copy of Existing Conditions & Tree Inventory Plan;
- One (1) copy of Planning Justification Statement;
- One digital submission through USB Flash Disk.

Should you require any additional information or copies of the submitted material, please contact the writer at your earliest convenience.

Yours truly,

Qianqiao Zhu

Cc: Stangl Holdings Limited



February 8, 2021

City of Vaughan  
Committee of Adjustment  
2141 Major Mackenzie Dr.  
Vaughan, Ontario  
L6A 1T1

Attn: Ms. Christine Vigneault, Manager, Development Services and Secretary Treasurer to the  
Committee of Adjustment

Re: Planning Justification Statement  
Application for Consent  
201 Basaltic Road  
City of Vaughan

Evans Planning Inc. acts on behalf of Stangl Holdings Limited, the owner of property located at 201 Basaltic Road. The property is legally described as Parts 1 and 2 on Registered Plan 65R-34589. Part 1 on said reference plan was until recently an independent, free-standing lot. Our Client has recently acquired Part 1 and through the ownership transfer, it has merged in title with Part 2, creating one property 2.42 hectares in size.

A consent application has been submitted to the City of Vaughan. The proposal intends to sever the northerly 67.79 metres of frontage and a lot area of 0.81 hectares, from the amalgamated holding. The severed lands are vacant. The southerly retained lands will feature a lot frontage of 133.61 metres and a lot area of 1.61 hectares. The Part 2 lands are currently utilized as an industrial gas depot.

From a land-use perspective, the proposed development is consistent with the policies contained within the Provincial Policy Statement 2020, the Growth Plan for the Greater Golden Horseshoe (2020), the Region of York Official Plan, the City of Vaughan Official Plan, and City of Vaughan Zoning By-law 1-88.

This planning justification provides an analysis of the proposed development in the context of the above mentioned provincial and local documents.



### **Provincial Policy Statement 2020 (PPS)**

The PPS generally encourages the protection of employment area for current and future employment uses. The subject property is designated in the City of Vaughan Official Plan as Employment Area. The proposed severance will conform with the relevant Employment Area policies and current zoning regulations. The employment land use will be maintained.

Section 1.6.6.6 states that *“planning authorities may allow lot creation only if there is confirmation of sufficient reserve sewage system capacity and reserve water system capacity within municipal sewage services and municipal water services or private communal sewage services and private communal water services.”* The existing industrial use at 201 Basaltic Road is serviced by municipal infrastructures. As noted previously, until recently, there were two independent parcels at the subject property. The proposed severed lands will also be serviced by municipal infrastructures.

The proposed development conforms to the policies within the PPS.

### **The Growth Plan for the Greater Golden Horseshoe (2020)**

The Growth Plan promotes the preservation of employment lands and the intensification in settlement area with municipal services.

The proposed consent will provide for the future expansion of an employment use within an Employment area.

The proposed severance will not fragment the employment lands. Prior to the amalgamation caused by the ownership change, the subject lands support two free-standing parcels. The proposed severance will result in two independent lots, which will be in a similar situation relative to the pre-consolidation configuration. Both severed and retained lands are to be serviced by municipal services and will also comply with the standards of the existing zoning. The employment land use will be not be changed.

The proposed development conforms to the policies within the Growth Plan.

### **Region of York Official Plan (YROP)**

In conformity with Provincial regulations, York Region Official Plan promotes a sufficient supply of employment lands and protection of employment lands from non-employment uses. YROP also prohibits lot creation in hazardous lands and hazardous sites.

In the City of Vaughan Official Plan, the subject property is located within the Employment Area and designated General Employment land use. The proposed severance will not affect the short



or long term land use of this property or surrounding landholdings. The subject land is located within the Region's Urban Area, where future growth is to be directed to.

There are no natural hazardous lands within or in proximity to the subject property.

The proposed development conforms to the policies within the Region of York Official Plan.

#### **City of Vaughan Official Plan (VOP)**

The subject property is designated General Employment land use in the VOP. The current existing industrial use on the site will be maintained, and the proposed severance will conform with relevant land-use policies.

The VOP provides that *"a lot(s) may be created only if there is enough net developable area on both the severed lot and the remainder lot to accommodate proposed uses, buildings and structures and accessory uses without encroachment on the Natural Heritage Network. (Section 10.1.2.38)"* The subject property is zoned General Employment Area (EM2) Zone in City of Vaughan Zoning By-law 1-88. The Severed and Retained parcels will comply the frontage and lot area standards of the EM2 zone.

Based on the Schedule 2, Natural Heritage Network map in the VOP, the subject property is not within or in proximity to the Natural Heritage Network.

The proposed development conforms to the policies within the City of Vaughan Official Plan.

#### **City of Vaughan Zoning By-law 1-88**

The subject property is zoned General Employment Area (EM2) Zone in City of Vaughan Zoning By-law 1-88. Zoning standards for the EM2 zone require a minimum lot frontage of 34 metres, and a minimum lot area of 3,000 square metres. The proposed severed lands will have a lot frontage of 67.79 metres and a lot area of 8,094 square metres, while the retained lands will have a lot frontage of 133.61 metres and a lot area of 16,188 square metres. Both severed and retained lands meet the zoning standards.

The existing industrial building and accessory buildings will be retained, and all setbacks will comply with the relevant zoning standards.

#### **Conclusion**

The owner of 201 Basaltic Road proposes to sever the subejct property to create one additional lot. This statement has reviewed the proposed development with regards to the objectives set out in the Provincial Policy Statement, Growth Plan for the Greater Golden Horseshoe, the York

Part 1 & Part 2 Plan 65R-34589, City of Vaughan



Region Official Plan, the City of Vaughan Official Plan, and Zoning By-law. The proposed consent application conforms to all provincial and local policies and regulations and is appropriate for the use of this land.

The Consent to Sever will support the municipality's economic objectives as the existing industrial operation will have sufficient land to expand its operations, yet leaving a viably sized parcel for future employment development

Should you require any other additional information or copies of the submitted material, please contact the writer at your earliest convenience.

Yours truly,

A handwritten signature in black ink, which appears to read 'Murray Evans', is positioned below the 'Yours truly,' text.

Murray Evans, RPP, MCIP

Cc: Stangl Holdings Limited

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
- Bell Canada – No concerns or objections



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:

Mr. Stephen Cranley, C.E.T  
Supervisor, Distribution Design, ICI & Layouts (North)  
**Phone:** 1-877-963-6900 ext. 31297  
**Fax:** 905-532-4401  
**E-mail:** [stephen.cranley@alectrautilities.com](mailto:stephen.cranley@alectrautilities.com)

Mr. Tony D'Onofrio  
Supervisor, Subdivisions (Alectra East)  
**Phone:** 1-877-963-6900 ext. 24419  
**Fax:** 905-532-4401  
**Email:** [tony.donofrio@alectrautilities.com](mailto:tony.donofrio@alectrautilities.com)

**Providence, Lenore**

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**Subject:** FW: B001/21 - REQUEST FOR COMMENTS - 201 Basaltic Road, Concord (Full Circulation)

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**From:** Blaney, Cameron (MTO) <Cameron.Blaney@ontario.ca>

**Sent:** March-03-21 5:41 PM

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

**Subject:** [External] RE: B001/21 - REQUEST FOR COMMENTS - 201 Basaltic Road, Concord (Full Circulation)

Hello Lenore,

**201 Basaltic Rd Concord ON** is not within MTO permit control area, and MTO has no concern.

**Cameron Blaney | Corridor Management Planner | Simcoe & York**

Highway Corridor Management Section – Central Operations

159 Sir William Hearst Avenue | Ministry of Transportation

7<sup>th</sup> Floor, Building D | Downsview, Ontario | M3M 0B7

416-358-7871

[Cameron.Blaney@ontario.ca](mailto:Cameron.Blaney@ontario.ca)

**Providence, Lenore**

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**Subject:** FW: B001/21 - REQUEST FOR COMMENTS - 201 Basaltic Road, Concord (Full Circulation)

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**From:** Development Services <developmentservices@york.ca>

**Sent:** March-04-21 9:55 AM

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

**Subject:** [External] RE: B001/21 - REQUEST FOR COMMENTS - 201 Basaltic Road, Concord (Full Circulation)

Good morning Lenore,

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

*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](mailto:Gabrielle.hurst@york.ca) | [www.york.ca](http://www.york.ca)



**Providence, Lenore**

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**Subject:** FW: B001/21 - REQUEST FOR COMMENTS - 201 Basaltic Road, Concord (Full Circulation) - 905-21-103

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**From:** Gordon, Carrie <carrie.gordon@bell.ca>  
**Sent:** March-02-21 1:50 PM  
**To:** Providence, Lenore <Lenore.Providence@vaughan.ca>  
**Subject:** [External] RE: B001/21 - REQUEST FOR COMMENTS - 201 Basaltic Road, Concord (Full Circulation) - 905-21-103

Hi Lenore,

Re: File B001/21

Subsequent to review of the severance at 201 Basaltic Road, Bell Canada’s engineering department have determined that there are **no concerns or issues** with the application.

If you have any questions regarding this response, please do not hesitate to contact me.

Best regards,

*Carrie Gordon*



External Liaison – Right of Way Control Centre  
140 Bayfield St, Fl 2  
Barrie ON, L4M 3B1  
T: 705-722-2244/844-857-7942  
F :705-726-4600