

**File:** B003/21

**Applicant:** Penguin- SmartCentres (Applewood) Inc.

**Address:** 670 Applewood Crescent, Concord

**Agent:** Smart Centres

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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	<input checked="" type="checkbox"/>	
Development Engineering	<input checked="" type="checkbox"/>	
Parks, Forestry and Horticulture Operations		
By-law & Compliance		
Financial Planning & Development	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Real Estate Department	<input checked="" type="checkbox"/>	
Fire Department		
TRCA		
Ministry of Transportation		
Region of York	<input checked="" type="checkbox"/>	
Alectra (Formerly PowerStream)	<input checked="" type="checkbox"/>	
Public Correspondence (see Schedule B)		

Adjournment History: None

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Background History: None

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Staff Report Prepared By: Adriana MacPherson  
Hearing Date: Thursday, April 29, 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

Agenda Item: 2

B003/21

Ward: 4

Prepared By: Adriana MacPherson Assistant Secretary Treasurer

**Date & Time of Live Stream Hearing:** Thursday, April 29, 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:** Penguin- SmartCentres (Applewood) Inc.

**Agent:** Smart Centres

**Property:** **670 Applewood Crescent, Concord**

**Zoning:** The subject lands are zoned EM1 Prestige Employment Area, and subject to the provisions of Exception No. 9(1109) under By-law 1-88 as amended.

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

**Related Files:** None

**Purpose:** Consent is being requested to permit a lease in excess of 21 years for a parcel of land described as Part of Blocks 4, 5, 6 and 7, Plan 65M-3606, designated as Parts 1, 2, 3, 4, 5, 7 and 11 on Registered Plan 65R – 38936.

The parcel is to be leased to Wal-mart Canada Corporation.

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

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

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

**Adjournment History:** None

### Staff & Agency Comments

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

#### Committee of Adjustment:

Public notice was mailed on April 14, 2021

Applicant confirmed posting of signage on April 14, 2021

Existing Building or Structures on the subject land: 1 existing retail building with surface parking

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 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.

Building Department Staff have no additional comments in respect to this application.

**Development Planning:**

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

The Owner has submitted a consent application to facilitate a lease agreement in excess of 21 years. The Subject Lands are located at 670 Applewood Crescent, currently operate as the Walmart Canada. There are no changes proposed to the existing use.

The Development Planning Department is of the opinion that the proposal meets the intent of the Official Plan and the proposal conform to Section 51(24) as required by Section 53(12) of the *Planning Act*.

The Development Planning Department recommends approval of the application

**Development Engineering:**

The Development Engineering (DE) Department does not object to consent application B003/21.

**Parks Development - Forestry:**

No comments received to date.

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

No comments received to date.

**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 condition 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).

**Fire Department:**

No comments received to date.

**Schedule A – Plans & Sketches**

**Schedule B – Public Correspondence**

None

**Schedule C - Agency Comments**

Alectra (Formerly PowerStream) – No concerns or objections

Region of York – No concerns or objections

**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:

	<b>Department/Agency</b>	<b>Condition</b>
1	Committee of Adjustment Christine Vigneault  905-832-8585 x 8332 <a href="mailto:christine.vigneault@vaughan.ca">christine.vigneault@vaughan.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 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	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](http://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](http://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**

**Adriana MacPherson**

T 905 832 8585 Extension 8360

E [CofA@vaughan.ca](mailto:CofA@vaughan.ca)

## **Schedule A: Plans & Sketches**

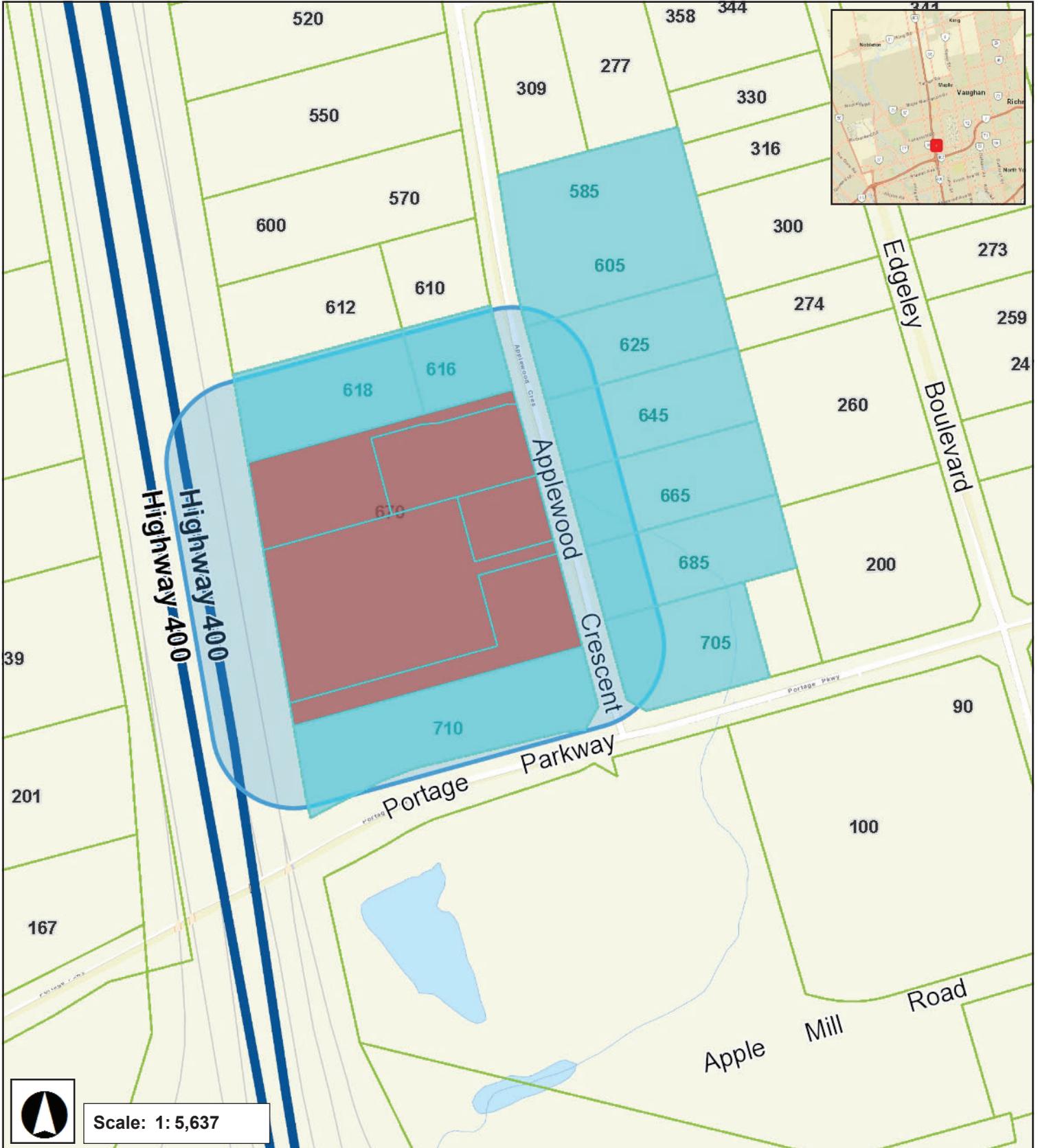
Please note that the correspondence listed in Schedule A is not comprehensive. Plans & sketches received after the preparation of this staff report will be provided as an addendum.

**Location Map  
Plans & Sketches**



# B003/21 - Notification Map

670 Applewood Crescent, Vaughan

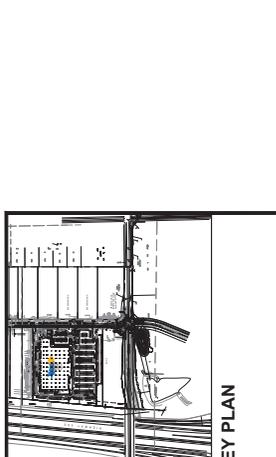


**Highway 7**

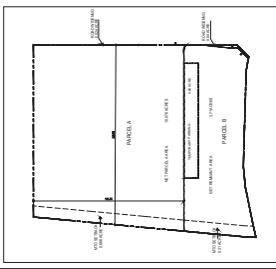
April 6, 2021 3:15 PM







**KEY PLAN**



**KEY PLAN N.T.S.**

**SITE STATISTICS**

TOTAL SITE AREA 62.665 SM = 15.48 ACRES  
(INCLUDING MTO SETBACK / FUTURE ROAD WIDENING)

MTO SETBACK AREA 3.92, 22 SM = 0.97 ACRE  
ROAD WIDENING AREA 516.84 SM = 0.13 ACRE  
TOTAL NET SITE AREA 57,520.09 SM = 14.21 ACRES  
(EXCLUDING MTO SETBACK / FUTURE ROAD WIDENING)

PARCEL A AREA 43,570.16 SM = 10.766 ACRES  
(INCLUDING MTO SETBACK / FUTURE ROAD WIDENING)

MTO SETBACK AREA WITHIN PARCEL A 2,686.35 SM = 0.666 ACRE  
LANDSCAPED AREA WITHIN PARCEL A 37,455 SM = 0.024 ACRE  
NET REMNANT AREA 40,883.81 SM = 10.076 ACRES  
(EXCLUDING MTO SETBACK / FUTURE ROAD WIDENING)

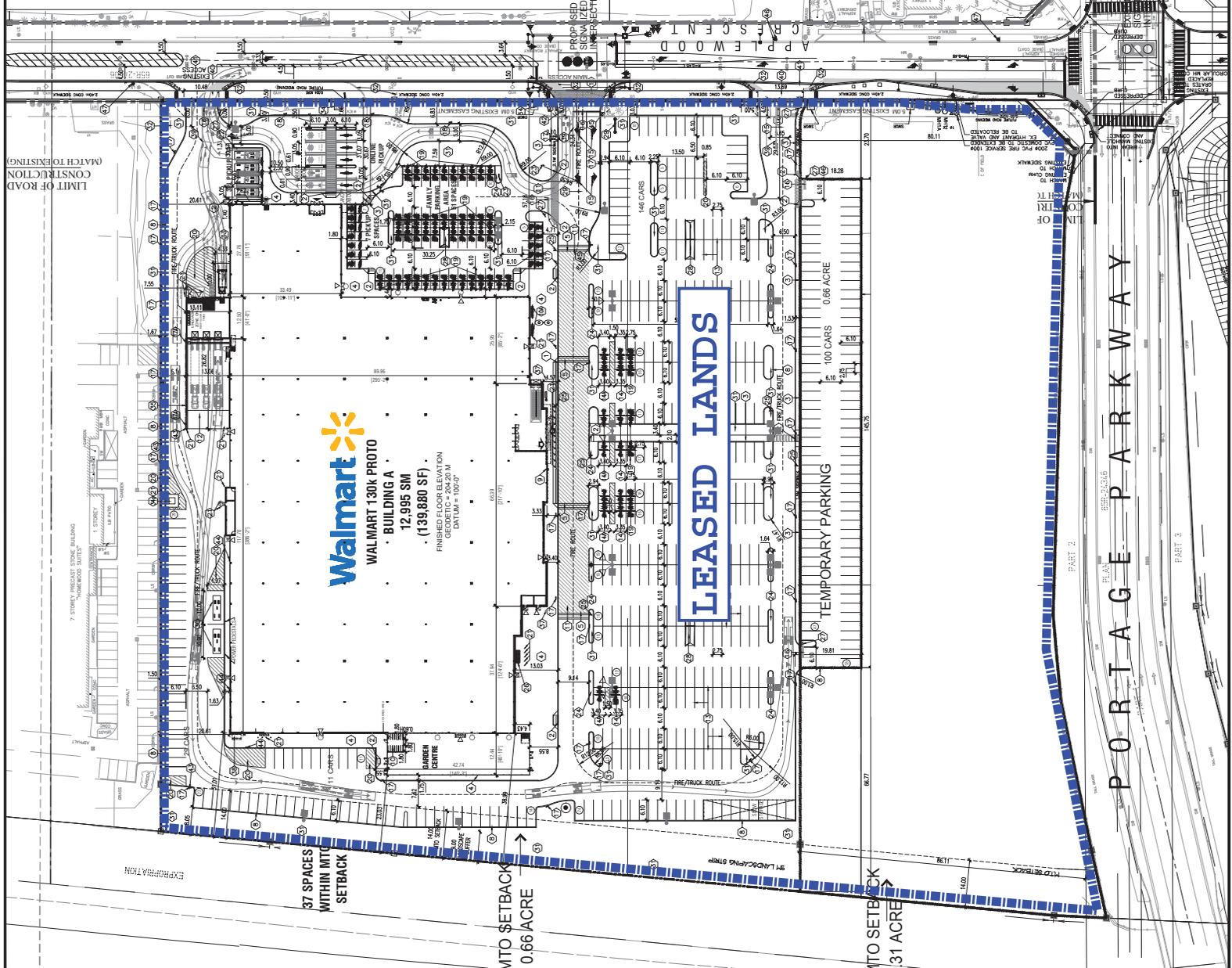
PARCEL B TOTAL REMNANT AREA 19,084.70 SM = 4.72 ACRES  
(INCLUDING MTO SETBACK / FUTURE ROAD WIDENING )

MTO SETBACK AREA WITHIN REMNANT AREA 1,268.85 SM = 0.31 ACRE  
LANDSCAPED AREA WITHIN REMNANT AREA 17,614.85 SM = 0.04 ACRE  
TEMPORARY PARKING AREA 2,865.85 SM = 0.68 ACRE  
NET REMNANT AREA 14,861.8 SM = 3.71 ACRES  
(EXCLUDING MTO SETBACK / FUTURE ROAD WIDENING)

PARCEL A TOTAL REMNANT AREA 43,570.16 SM = 10.766 ACRES  
TEMPORARY PARKING AREA 2,686.46 SM = 0.66 ACRE  
TOTAL PARCEL AREA 46,236.62 SM = 11.428 ACRE  
(139,880 SF (12,995 SM)  
PARKING PROVIDED: 461 CARS (3,301,000 SF) (3,355/100 SM)  
PARKING WITHIN MTO SETBACK PROVIDED: 37 CARS  
TEMPORARY PARKING PROVIDED: 100 CARS  
(INCLUDING 14 BARRIER FREE SPACES 7 TYPE A, AND 7 TYPE B)

EATS PICKUP SPACES : 4 SPACES  
DRIVE THRU ONLINE PICKUP SPACES : 5 SPACES  
TOTAL BIKE RACK REQUIRED FOR VISITORS (0.15/100 SM): 20 SPACES  
TOTAL BIKE RACK PROVIDED: 20 SPACES  
TOTAL BIKE RACK REQUIRED FOR STAFF (0.1/100 SM): 13 SPACES  
TOTAL BIKE RACK PROVIDED: 14 SPACES

PARKING SIZE : 2.75 x 6.10 m  
COVERAGE INCLUDING TEMPORARY PARKING AREA: 20.83%  
COVERAGE INCLUDING TEMPORARY PARKING AREA: 28.11%  
OPEN SPACE AREA: 18.13%  
EXCLUDING MTO SETBACK 7,898,433.563 sqm 18.13%  
INCLUDING MTO SETBACK 10,594,443.563 sqm 24.32%



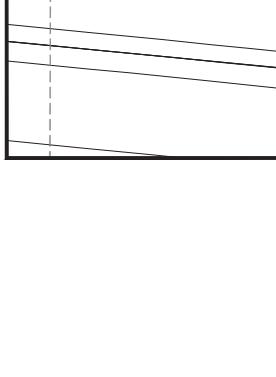
7 STOREY PRECAST STONE BUILDING  
"HONEYCOMB MATTER"

Walmart  
WALMART 130K PROTO  
BUILDING A  
12,995 SM  
(139,880 SF)  
FINISHED FLOOR ELEVATION  
100.00 M  
DATE LAM = 10/07

37 SPACES WITHIN MTO SETBACK

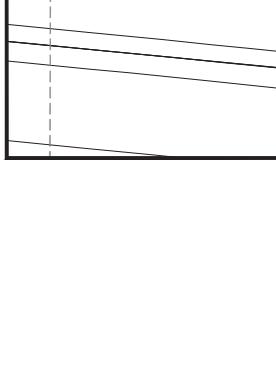
MTO SETBACK 0.66 ACRE

MTO SETBACK 0.31 ACRE



- GENERAL NOTES:**
1. SIDEWALK FLUSH WITH ASPHALT (REFER TO ARCH DWG)
  2. RECESSED CURB WITH RAMP/TACTILE WARNING SURFACE
  3. CONCRETE SIDEWALK AT BUILDING
  4. DRIVE THRU ONLINE PICKUP SPACES WITH SIGN
  5. CONCRETE CURB
  6. LOADING DOCK AREA
  7. SHARED CONNECTION
  8. START BIKE RACK
  9. PEDESTRIAN CROSSING REFER TO LANDSCAPE DWG
  10. HEAVY DUTY CONCRETE PAVING
  11. PARKING STRIPING (TYP.) AS SHOWN
  12. By-law 1-88 TYPE A VAN ACCESSIBLE PARKING SIGN
  13. By-law 1-88 TYPE B ACCESSIBLE PARKING SIGN
  14. STOP BAR
  15. STOP SIGN
  16. FIRE LANE MARKING
  17. FIRE LANE MARKING MOUNTED ON WALL
  18. ONE WAY TRAFFIC SIGN AND SIGN
  19. HAZARDOUS MATERIALS SIGN
  20. HAZARDOUS MATERIALS SIGN
  21. BOLLARD
  22. NO ENTRY SIGN
  23. ONLINE PICKUP SIGN
  24. CONCRETE CURB ISLAND (TYP.) AS SHOWN
  25. STOP SIGN
  26. PROPANE TANKS WITH BOLLARDS
  27. CANY CORRAL (BY OTHERS)
  28. PLY SIGN BASE TO BE INSTALLED WITHIN THE MTO SETBACK (SEE ARCH DWGS)
  29. CHANGING/LOADING STATION
  30. LANDSCAPED AREA
  31. EXISTING CONCRETE CURB TO BE REMOVED
  32. CONCRETE TROUGH COMPACTOR PAD
  33. PROPOSED TRANSFORMER PAD WITH BOLLARDS
  34. RETAINING WALLS AT LOADING DOCK (SEE ARCH. DWGS.)
  35. SCREEN WALL
  36. FLAG POLE
  37. SMOKING SHELTER
  38. 115mm SINGLE SOLID YELLOW TRAFFIC ALIGNMENT LINE
  39. 115mm SINGLE SOLID YELLOW TRAFFIC ALIGNMENT LINE
  40. DRAWING C-104 FOR DETAILS
  41. DEPRESSION CURB AT ENTRANCE REFER TO STANTEC DRAWING C-104 FOR DETAILS
  42. DRAWING C-104 FOR DETAILS
  43. WATCH FOR ONCOMING TRAFFIC SIGN REFER TO BA, DWG
  44. NO PARKING SIGN REFER TO BA, DWG
  45. RB-41, RB-42 RIGHT/LEFT TURN SIGN REFER TO BA, DWG
  46. RB-12, NO LEFT TURN SIGN REFER TO BA, DWG
  47. WB-10/WB-10/WB-23 NEW TRAFFIC LIGHT SIGNS REFER TO BA, DWG

No.	REVISIONS	DATE	BY
1	ISSUED FOR PERMIT APPLICATION	DEC. 15, 2023	AK
2	REVISED FOR PERMIT APPLICATION	DEC. 15, 2023	AK
3	REVISED FOR PERMIT APPLICATION	DEC. 15, 2023	AK
4	REVISED FOR PERMIT APPLICATION	DEC. 15, 2023	AK
5	REVISED FOR PERMIT APPLICATION	DEC. 15, 2023	AK
6	REVISED FOR PERMIT APPLICATION	DEC. 15, 2023	AK
7	REVISED FOR PERMIT APPLICATION	DEC. 15, 2023	AK
8	REVISED FOR PERMIT APPLICATION	DEC. 15, 2023	AK
9	REVISED FOR PERMIT APPLICATION	DEC. 15, 2023	AK
10	REVISED FOR PERMIT APPLICATION	DEC. 15, 2023	AK
11	REVISED FOR PERMIT APPLICATION	DEC. 15, 2023	AK
12	REVISED FOR PERMIT APPLICATION	DEC. 15, 2023	AK
13	REVISED FOR PERMIT APPLICATION	DEC. 15, 2023	AK
14	REVISED FOR PERMIT APPLICATION	DEC. 15, 2023	AK
15	REVISED FOR PERMIT APPLICATION	DEC. 15, 2023	AK
16	REVISED FOR PERMIT APPLICATION	DEC. 15, 2023	AK
17	REVISED FOR PERMIT APPLICATION	DEC. 15, 2023	AK
18	REVISED FOR PERMIT APPLICATION	DEC. 15, 2023	AK
19	REVISED FOR PERMIT APPLICATION	DEC. 15, 2023	AK
20	REVISED FOR PERMIT APPLICATION	DEC. 15, 2023	AK
21	REVISED FOR PERMIT APPLICATION	DEC. 15, 2023	AK
22	REVISED FOR PERMIT APPLICATION	DEC. 15, 2023	AK
23	REVISED FOR PERMIT APPLICATION	DEC. 15, 2023	AK
24	REVISED FOR PERMIT APPLICATION	DEC. 15, 2023	AK
25	REVISED FOR PERMIT APPLICATION	DEC. 15, 2023	AK
26	REVISED FOR PERMIT APPLICATION	DEC. 15, 2023	AK
27	REVISED FOR PERMIT APPLICATION	DEC. 15, 2023	AK
28	REVISED FOR PERMIT APPLICATION	DEC. 15, 2023	AK
29	REVISED FOR PERMIT APPLICATION	DEC. 15, 2023	AK
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33	REVISED FOR PERMIT APPLICATION	DEC. 15, 2023	AK
34	REVISED FOR PERMIT APPLICATION	DEC. 15, 2023	AK
35	REVISED FOR PERMIT APPLICATION	DEC. 15, 2023	AK
36	REVISED FOR PERMIT APPLICATION	DEC. 15, 2023	AK
37	REVISED FOR PERMIT APPLICATION	DEC. 15, 2023	AK
38	REVISED FOR PERMIT APPLICATION	DEC. 15, 2023	AK
39	REVISED FOR PERMIT APPLICATION	DEC. 15, 2023	AK
40	REVISED FOR PERMIT APPLICATION	DEC. 15, 2023	AK
41	REVISED FOR PERMIT APPLICATION	DEC. 15, 2023	AK
42	REVISED FOR PERMIT APPLICATION	DEC. 15, 2023	AK
43	REVISED FOR PERMIT APPLICATION	DEC. 15, 2023	AK
44	REVISED FOR PERMIT APPLICATION	DEC. 15, 2023	AK
45	REVISED FOR PERMIT APPLICATION	DEC. 15, 2023	AK
46	REVISED FOR PERMIT APPLICATION	DEC. 15, 2023	AK
47	REVISED FOR PERMIT APPLICATION	DEC. 15, 2023	AK



**SITE PLAN**  
FILE No. DA19.030  
SCALE: 1:500

**COMMERCIAL DEVELOPMENT**  
APPLEWOOD CRES. & PORTAGE PKWY  
VAUGHAN, ONTARIO  
SMARTREIT

ASSOCIATION OF ARCHITECTS  
**PETROFF ARCHITECTS**  
1000 SHEPPARD AVENUE EAST, SUITE 100  
SCARBOROUGH, ONTARIO M1S 1T7  
TEL: (416) 291-1111  
WWW.PETROFFARCHITECTS.COM

DATE: APRIL 05, 2024  
BY: AK  
CHECKED BY: AK  
SCALE: 1:500  
PROJECT No. 160066  
SHEET No. SA-001

## **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.

**None**

## **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**



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 and 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)

## MacPherson, Adriana

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**Subject:** FW: B003/21 - Request for Comments

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

**Sent:** March-31-21 12:34 PM

**To:** MacPherson, Adriana <Adriana.MacPherson@vaughan.ca>

**Cc:** Committee of Adjustment <CofA@vaughan.ca>

**Subject:** [External] RE: B003/21 - Request for Comments

Good afternoon Adriana,

The Regional Municipality of York has completed its review of the above consent to lease and as no comments

Regards,

*Gabrielle*

**Gabrielle Hurst, MCIP, RPP**

Programs and process Improvement | Community Planning and Development Services | Regional Municipality of York |  
905-830-4444x 71538 [|gabrielle.hurst@york.ca](mailto:gabrielle.hurst@york.ca)