



File: A035/21

Applicant: Azeem & Rehana Sheikh

Address: 10 Ava Pl Kleinburg

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 | | |
| Development Planning | <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 | <input checked="" type="checkbox"/> | |
| Financial Planning & Development | <input checked="" type="checkbox"/> | |
| Fire Department | | |
| TRCA | | |
| Ministry of Transportation | | |
| Region of York | <input checked="" type="checkbox"/> | |
| Alectra (Formerly PowerStream) | <input checked="" type="checkbox"/> | |
| Public Correspondence (see Schedule B) | <input checked="" type="checkbox"/> | |

Adjournment History: N/A

Background History: N/A

Staff Report Prepared By: Pravina Attwala
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).**



Minor Variance Application

Agenda Item: 14

A035/21

Ward: 1

Staff Report Prepared By: Pravina Attwala, 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

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: Azeem & Rehana Sheikh

Agent: Graham Barrett

Property: **10 Ava Pl Kleinburg**

Zoning: The subject lands are zoned RR Rural Residential, and subject to the provisions of Exception No. 9(577), under By-law 1-88 as amended.

OP Designation: Vaughan Official Plan 2010 ('VOP2010'): "Low-Rise Residential"

Related Files: None

Purpose: Relief from By-law 188, as amended, is being requested to permit the construction of a proposed single family dwelling with attached garage and a cabana to be located in the rear 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 10% is permitted. | 1. To permit a maximum lot coverage of 15.84%. (14.4% dwelling; 1.44% cabana) |
| 2. A maximum driveway width of 9.0 metres is permitted. | 2. To permit a maximum driveway width of 12.95 metres. <i>*Variance revised from Public Notice (16.71m)</i> |

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 April 14, 2021

Applicant confirmed posting of signage on April 9, 2021

| Property Information | |
|----------------------|--|
| Existing Structures | Year Constructed |
| Dwelling | (Unsure 1990) - Dwelling destroyed by fire and do not have old survey showing previously existing conditions. (Purchased 2019) |

Applicant has advised that they cannot comply with By-law for the following reason(s): Variance required to accommodate design and accessory structure.

Adjournment Request: N/A

Building Standards (Zoning Review):

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

Building Permit No. 09-005904 for In-Ground Pool, Issue Date: Oct 23, 2009

The lot coverage has been calculated as 14.4% for the dwelling and 1.44% for the accessory building (cabana).

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

An A/C unit shall be setback a minimum of 0.6 metres from the interior side lot line; and may encroach a maximum of 1.5 metres into the required rear yard.

Building Inspections (Septic):

No comments received to date.

Development Planning:

Official Plan: Vaughan Official Plan 2010 ('VOP2010'): "Low-Rise Residential"

The Owner is requesting permission to construct a 2-storey dwelling and cabana with the above noted variances. At the request of the Development Planning Department, the Owner has revised the proposed width of the driveway from 16.71 m to 12.95 m with additional planting on both sides of the driveway to provide screening and balance of the proposed hardscape. The Development Planning Department has no further concerns with the proposed variances.

In support of the application, the Owner submitted a Tree Inventory and Protection Plan prepared by The Urban Arborist Inc., dated February 17, 2021 which inventoried a total of 48 trees on the property, 2 of which are proposed to be removed. Urban Design staff have reviewed the report and concur with the recommendations.

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.

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 owner/applicant shall apply and obtain the necessary curb cut/ reinstating permit through the Transportation Services Division.

The Development Engineering (DE) Department does not object to variance application A035/21. subject to the following condition(s):

1. 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/owner shall amend the arborist report to the satisfaction of the forestry division.

Prior to permit issuance, Forestry staff shall inspect and approve the tree protection (Hoarding). Tree protection shall be installed to the satisfaction of the Forestry division. (if applicable).

Tree protection & preservation methods must be followed according to City of Vaughan By-law 052-2018.

Recommended condition of approval:

Applicant/owner shall obtain a “Private Property Tree Removal & Protection” permit through the forestry division prior to building permit approval.

Parks Development - Parks:

Will need permission from TRCA if accessing backyard by open space area to north of property.

By-Law and Compliance, Licensing and Permit Services:

No comments or concerns

Financial Planning and Development Finance:

No comment no concerns

Fire Department:

No comments received to date.

Schedule A – Plans & Sketches

Schedule B – Public Correspondence

- A035/21 – Public Correspondence (2 Northern Pines)
- A035/21 – Public Correspondence (1 Nightfall Court)
- A035/21 – Public Correspondence (2 Nightfall Court)
- A035/21 – Public Correspondence (20 Ava Place)
- A035/21 – Public Correspondence (30 Ava Place)

Schedule C - Agency Comments

- Alectra (Formerly PowerStream) – No concerns or objections
- Region of York – No concerns or objections

Schedule D - Previous Approvals (Notice of Decision)

None

Staff Recommendations:

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

The Planning Act sets the 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 **adjourn** this application the following condition(s) is required: N/A

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/Page/default.aspx to learn how to apply for lot grading and/or servicing approval. |

| | Department/Agency | Condition |
|---|--|---|
| 2 | Parks, Forestry and Horticulture Operations Patrick Courchesne 905-832-8585 x 3617 Patrick.Courchesne@vaughan.ca | Applicant/owner shall obtain a "Private Property Tree Removal & Protection" permit through the forestry division prior to building permit approval. |

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. 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.

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.

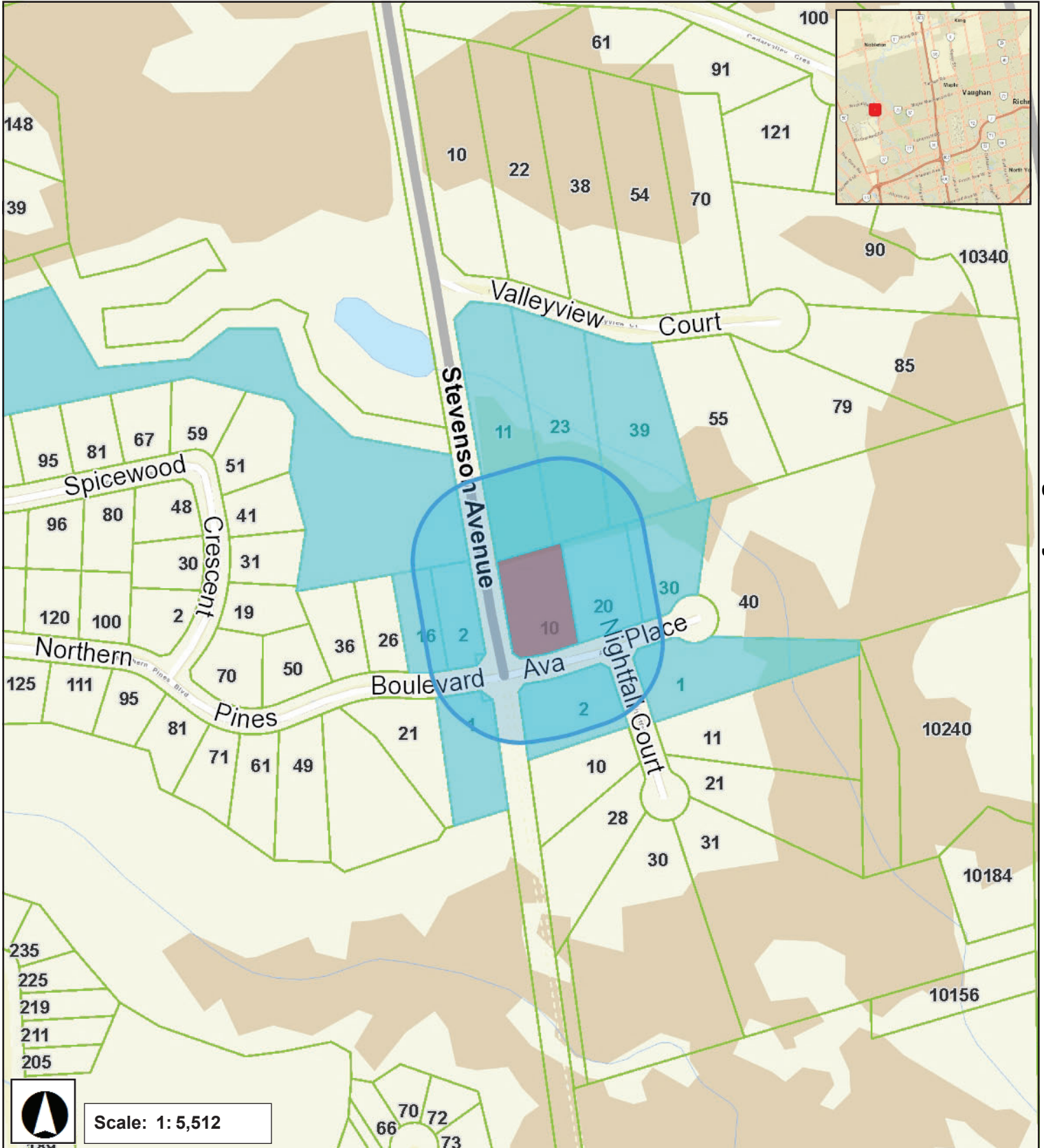
**Location Map
Plans & Sketches**



LOCATION MAP - A035/21

10 AVA PLACE, KLEINBURG

Teston Road



Highway 27

Major Mackenzie Drive

April 1, 2021 11:00 AM

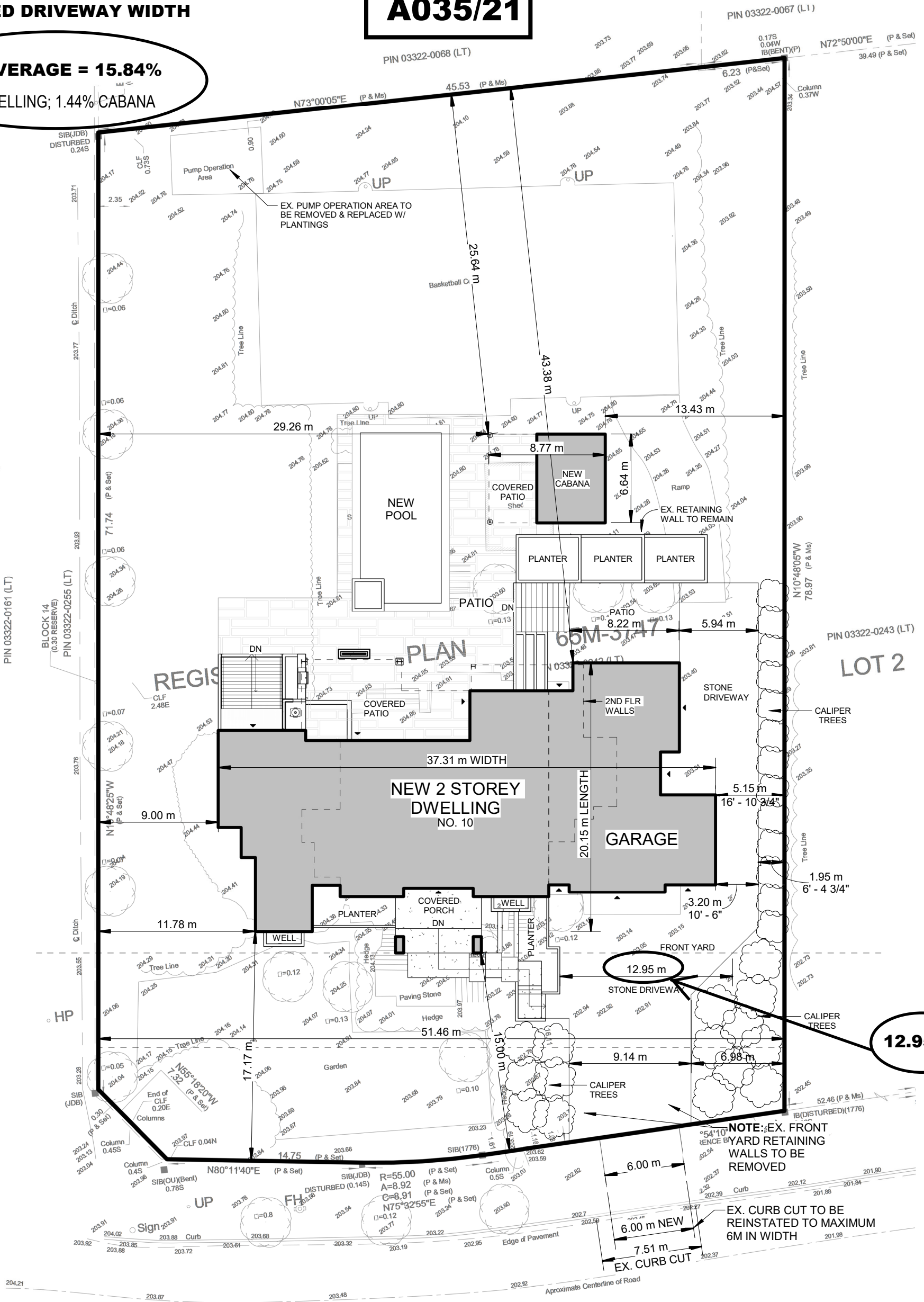
REDUCED DRIVEWAY WIDTH

A035/21

LOT COVERAGE = 15.84%

14.4% DWELLING; 1.44% CABANA

KNOWN AS **STEVENSON AVENUE**
(ORIGINAL ROAD ALLOWANCE BETWEEN CONCESSIONS 8 AND 9)
PIN 03322-0161 (LT)



RECEIVED

By RECEIVED at 10:27 am, Apr 19, 2021

AVA PLACE
(BY REGISTERED PLAN 65M-3747)
PIN 03322-0261 (LT)



COVERAGE BREAKDOWN:

DWELLING: 487.91 M2
FRONT COVERED PORCH: 64.80 M2
REAR COVERED PORCH: 30.69 M2
TOTAL: 583.40 M2

VARIANCE REQUIRED (INCL. FRONT & REAR COVERED PORCHES)

| ZONING: | LOT NO: | PLAN NO: | LOT AREA: | LOT FRONTAGE: | LOT DEPTH: | |
|---|-----------------------|-----------------------|------------------------|---------------|-------------------|----------|
| RR | 1 | 65M-3747 | 4049.94 m ² | 51.46 m | 78.97 m | |
| DESCRIPTION | PROPOSED | % | MAX | % | SETBACKS REQUIRED | PROPOSED |
| LOT COVERAGE ⁽¹⁾ | 583.40 m ² | 14.40 | 404.99 m ² | 10 | FRONT YARD | 15 m |
| ACCESSORY BUILDING COVERAGE | 58.25 m ² | 1.44 | | | REAR YARD | 15 m |
| FLOOR AREA ⁽²⁾ | 1ST FLOOR | 311.01 m ² | | | SIDE YARD (EAST) | 4.5 m |
| | 2ND FLOOR | 232.72 m ² | | | SIDE YARD (WEST) | 9 m |
| | TOTAL | 543.73 m ² | 13.42 | N/A | | |
| (1) COVERAGE CALCULATION INCLUDES COVERED PORCHES AND GARAGE | | | NO. OF STOREYS | | BUILDING HEIGHT | 9.5 m |
| (2) GROSS FLOOR AREA CALCULATION DOES NOT INCLUDE OPEN TO BELOW AREAS | | | REQ'D. | 2 | | |

SITE PLAN

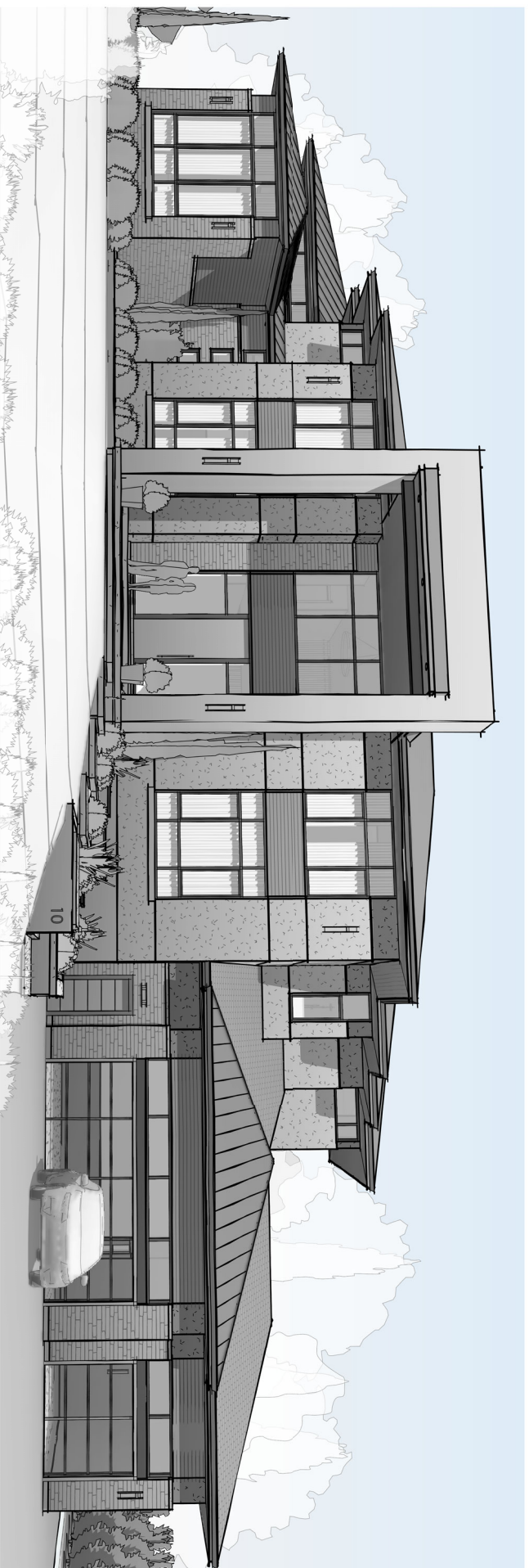
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NEW CUSTOM HOME
10 AVA PLACE, KLIENBURG, ON

10 AVA PLACE, KLIENBURG

ZONING REVIEW &
COMMITTEE OF ADJUSTMENT

A035/21



FRONT PERSPECTIVE



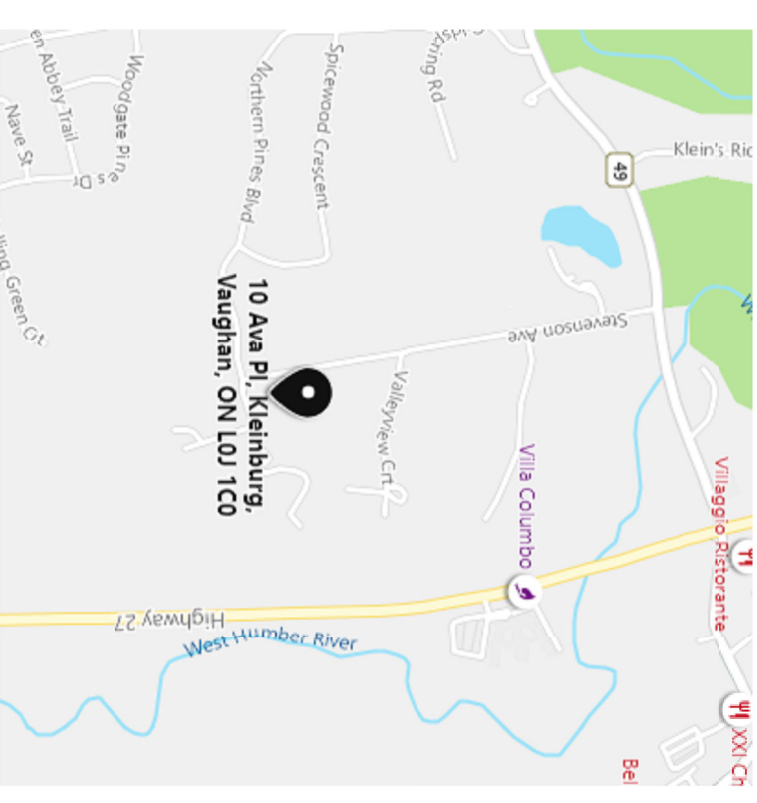
REAR PERSPECTIVE

TITLE SHEET

NEW CUSTOM HOME
10 AVA PLACE, KLIENBURG, ON

RECEIVED

By RECEIVED at 10:26 am, Apr 20, 2021



KEY MAP

| DRAWING LIST - ZONING | |
|--------------------------|-------|
| TITLE SHEET | Z01.1 |
| SITE PLAN | Z02.1 |
| BASEMENT PLAN | Z02.2 |
| MAIN FLOOR PLAN | Z02.3 |
| 2nd FLOOR PLAN | Z02.4 |
| SOUTH ELEVATION | Z03.1 |
| WEST ELEVATION | Z03.2 |
| NORTH ELEVATION | Z03.3 |
| EAST ELEVATION | Z03.4 |
| CABANA - SOUTH ELEVATION | Z4.1 |
| CABANA - WEST ELEVATION | Z4.2 |
| CABANA - NORTH ELEVATION | Z4.3 |
| CABANA - EAST ELEVATION | Z4.4 |
| CABANA - FLOOR PLAN | Z4.5 |

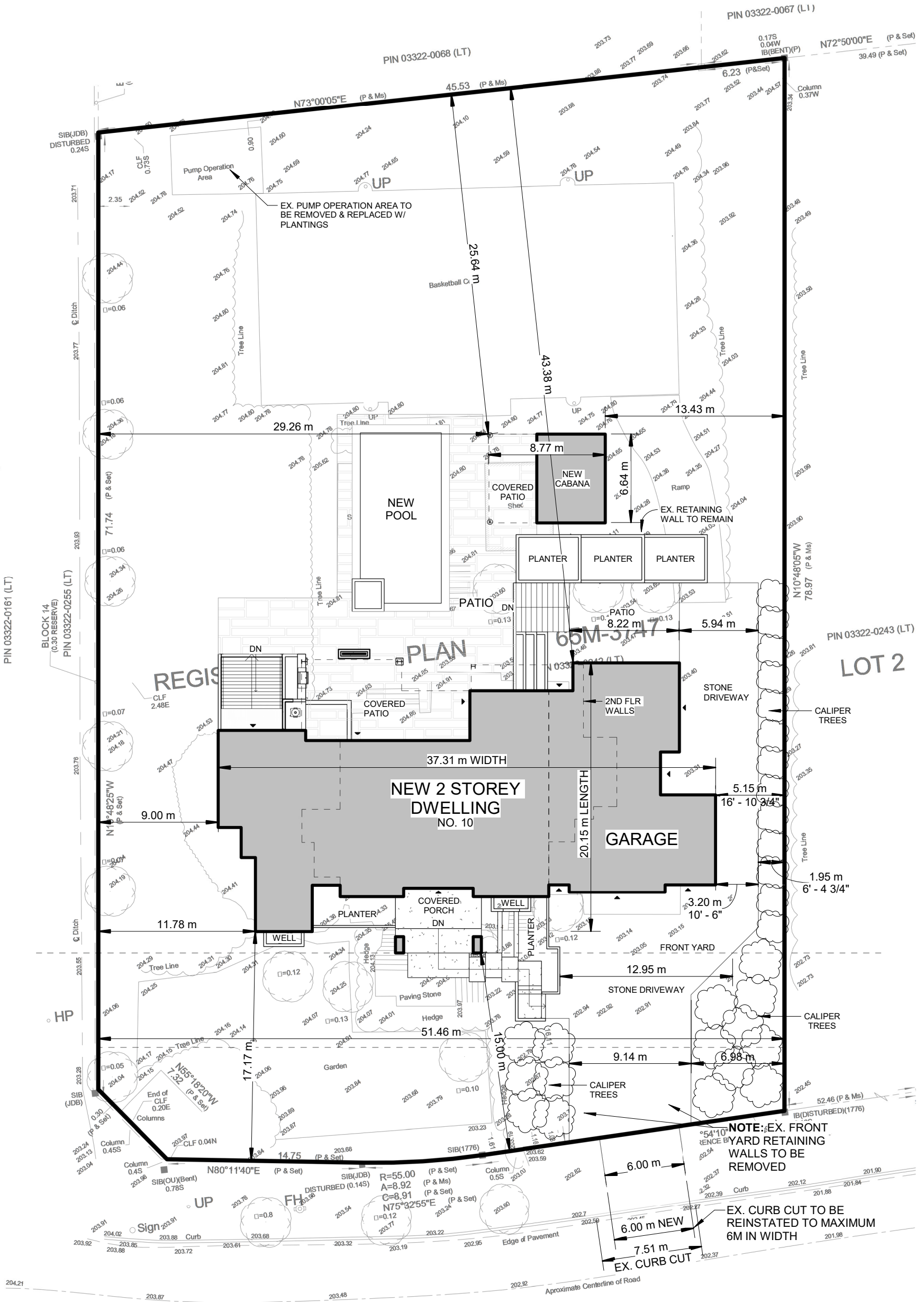
Scale:

2021-04-20 9:40:34 AM

FINE LINES DESIGN

Z01.1

KNOWN AS **STEVENSON AVENUE**
 (ORIGINAL ROAD ALLOWANCE BETWEEN CONCESSIONS 8 AND 9)
 PIN 03322-0161 (LT)



AVA PLACE
 (BY REGISTERED PLAN 65M-3747)
 PIN 03322-0261 (LT)

COVERAGE BREAKDOWN:

DWELLING: 487.91 M2
 FRONT COVERED PORCH: 64.80 M2
 REAR COVERED PORCH: 30.69 M2
 TOTAL: 583.40 M2

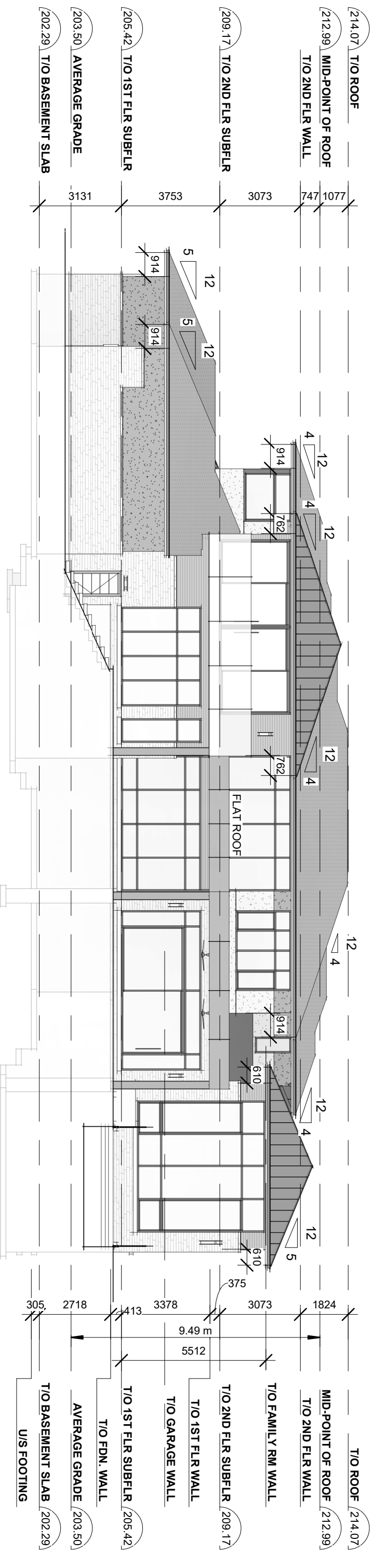
VARIANCE REQUIRED
 (INCL. FRONT & REAR
 COVERED PORCHES)

| ZONING: | LOT NO: | PLAN NO: | LOT AREA: | LOT FRONTAGE: | LOT DEPTH: | |
|---|-----------------------|-----------------------|------------------------|-----------------|-------------------|----------|
| RR | 1 | 65M-3747 | 4049.94 m ² | 51.46 m | 78.97 m | |
| DESCRIPTION | PROPOSED | % | MAX | % | SETBACKS REQUIRED | PROPOSED |
| LOT COVERAGE ⁽¹⁾ | 583.40 m ² | 14.40 | 404.99 m ² | 10 | FRONT YARD | 15 m |
| ACCESSORY BUILDING COVERAGE | 58.25 m ² | 1.44 | | | REAR YARD | 15 m |
| FLOOR AREA ⁽²⁾ | 1ST FLOOR | 311.01 m ² | | | SIDE YARD (EAST) | 4.5 m |
| | 2ND FLOOR | 232.72 m ² | | | | 5.15 m |
| TOTAL | 543.73 m ² | 13.42 | N/A | | SIDE YARD (WEST) | 9 m |
| (1) COVERAGE CALCULATION INCLUDES COVERED PORCHES AND GARAGE | | NO. OF STOREYS | | BUILDING HEIGHT | | 9.5 m |
| (2) GROSS FLOOR AREA CALCULATION DOES NOT INCLUDE OPEN TO BELOW AREAS | | REQ'D. | 2 | PROP. | 2 | 9.49 m |

SITE PLAN

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 2021-04-20 9:42:10 AM

NEW CUSTOM HOME
 10 AVA PLACE, KLIENBURG, ON



NORTH ELEVATION

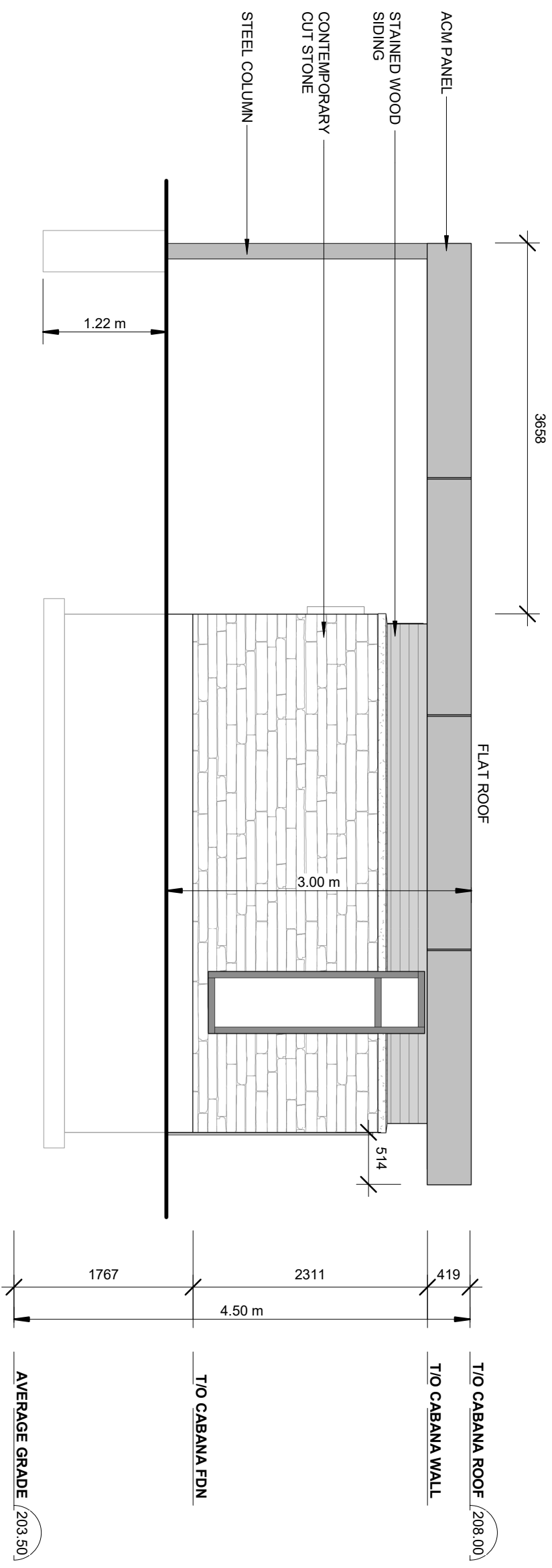
NEW CUSTOM HOME
10 AVA PLACE, KLIENBURG, ON

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2021-04-20 9:41:01 AM

FINE LINES DESIGN

Z03.3



CABANA - SOUTH ELEVATION

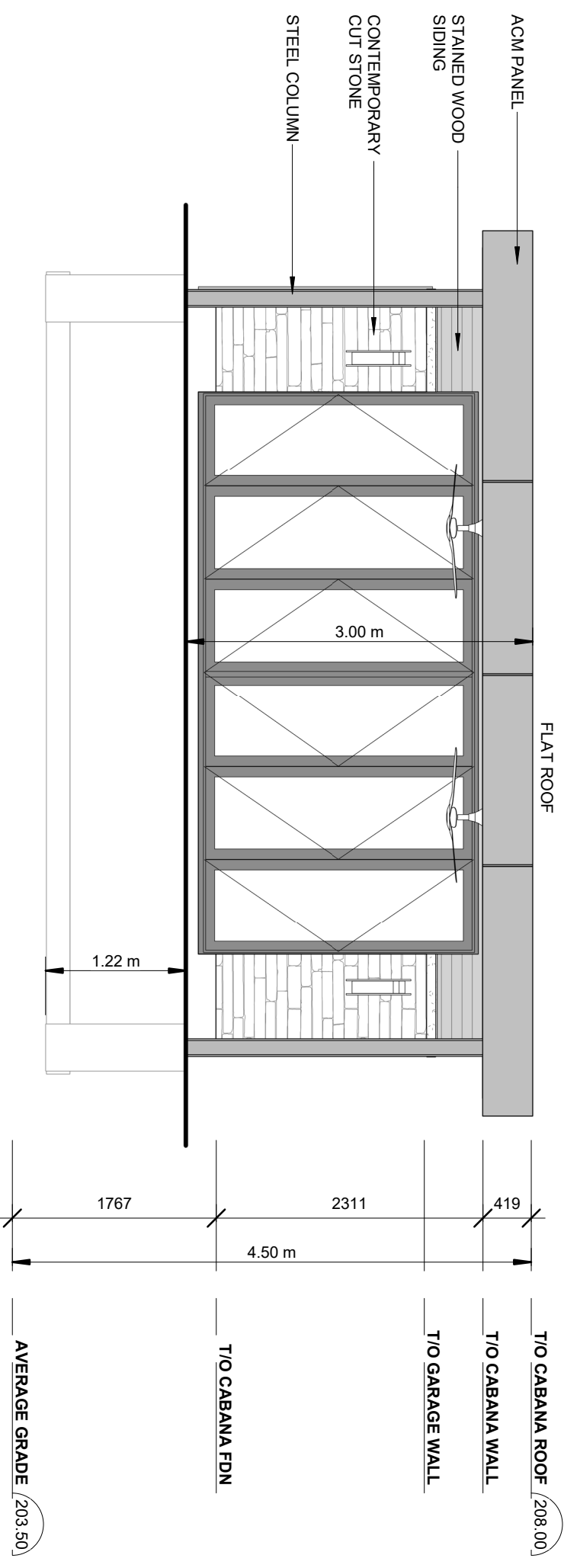
NEW CUSTOM HOME
10 AVA PLACE, KLIENBURG, ON

FINE LINES DESIGN

Z4.1

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2021-04-20 9:41:11 AM



CABANA - WEST ELEVATION

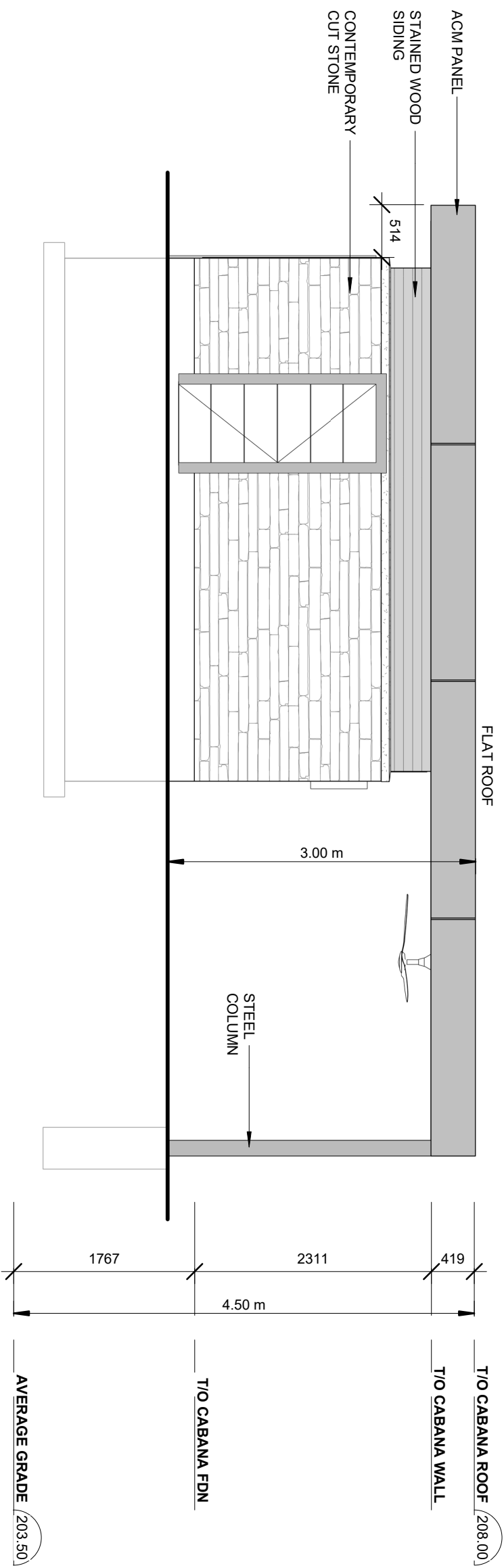
NEW CUSTOM HOME
10 AVA PLACE, KLIENBURG, ON

FINE LINES DESIGN

Z4.2

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2021-04-20 9:41:15 AM



CABANA - NORTH ELEVATION

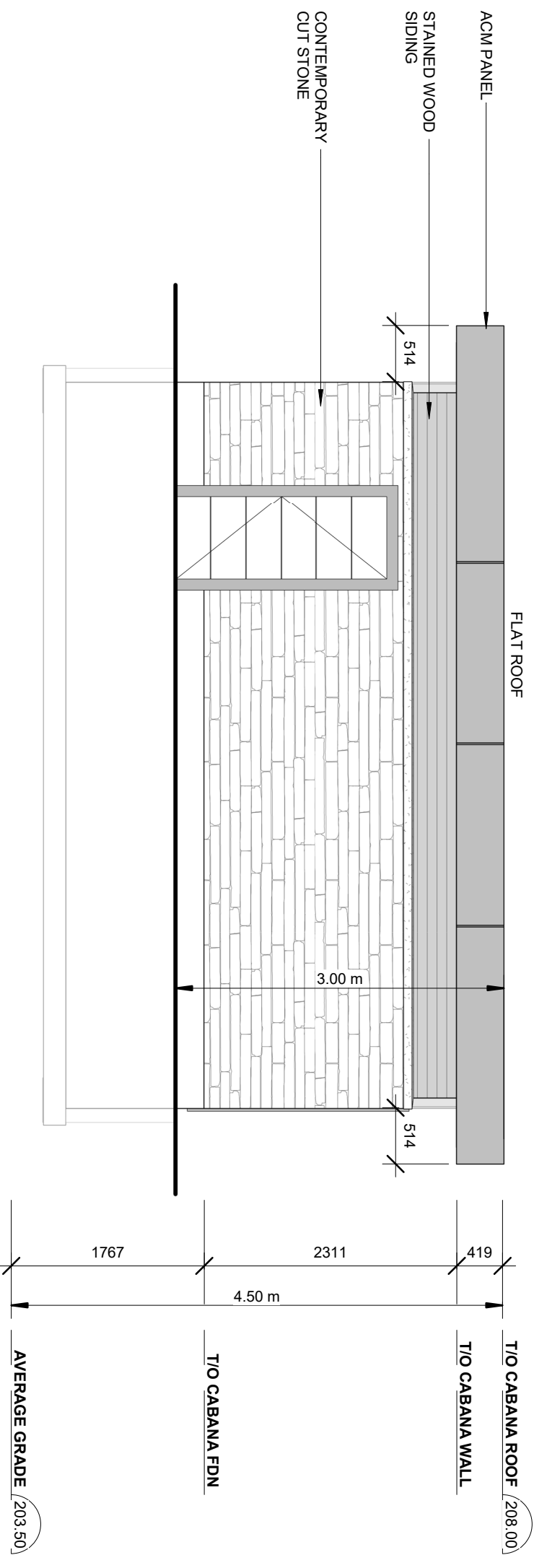
NEW CUSTOM HOME
10 AVA PLACE, KLIENBURG, ON

FINE LINES DESIGN

Z4.3

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2021-04-20 9:41:18 AM



CABANA - EAST ELEVATION

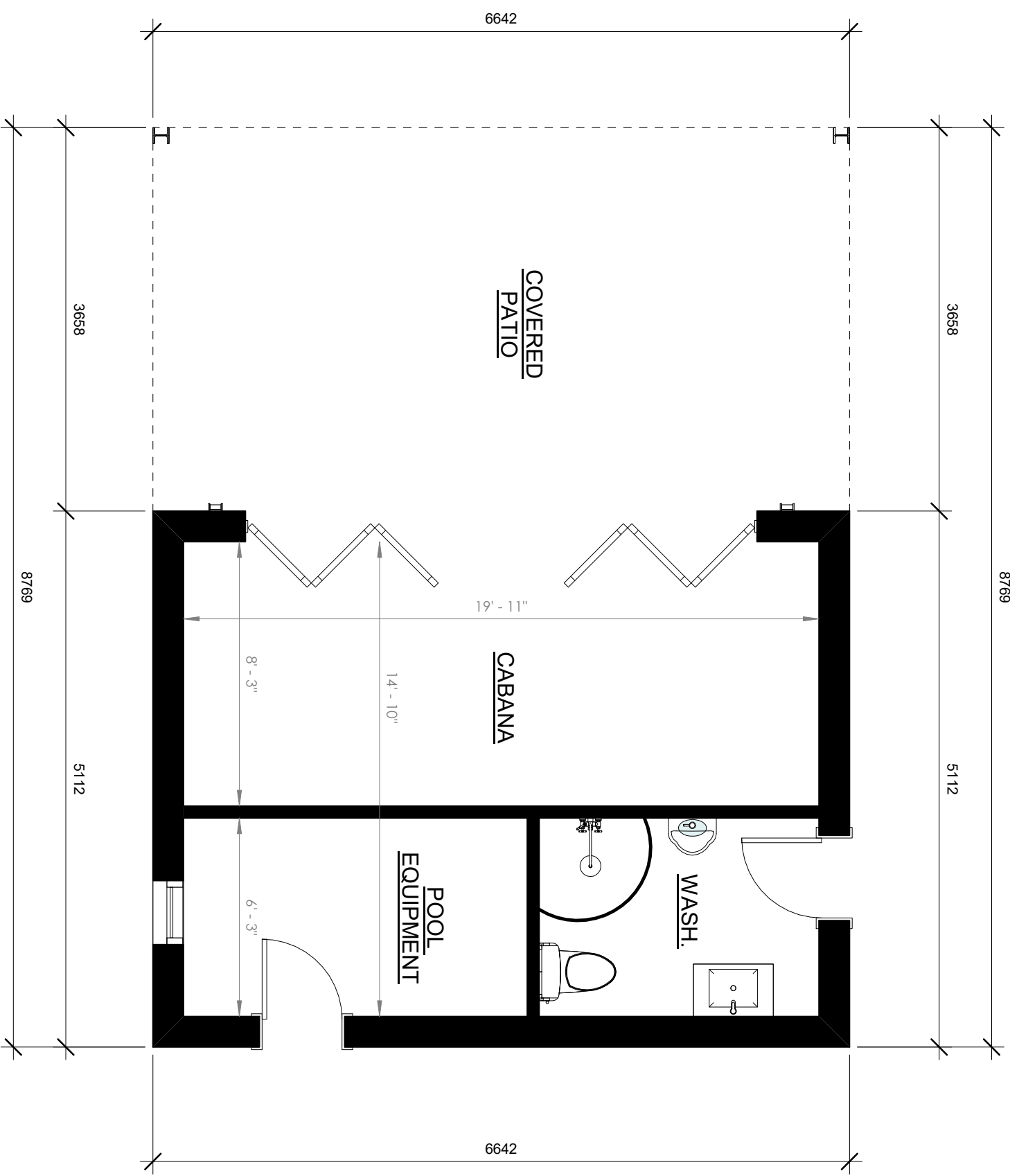
NEW CUSTOM HOME
10 AVA PLACE, KLIENBURG, ON

FINE LINES DESIGN

Z4.4

Scale: 1 : 50

2021-04-20 9:41:21 AM



CABANA - FLOOR PLAN

NEW CUSTOM HOME
10 AVA PLACE, KLIENBURG, ON

Scale: 1 : 50

2021-04-20 9:41:22 AM

FINE LINES DESIGN

Z4.5

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.

A035/21 – Public Correspondence (2 Northern Pines)

A035/21 – Public Correspondence (1 Nightfall Court)

A035/21 – Public Correspondence (2 Nightfall Court)

A035/21 – Public Correspondence (20 Ava Place)

A035/21 – Public Correspondence (30 Ava Place)



Attention: Vaughan Committee of Adjustment

Re: Minor Variance Application – 10 Ava Place, Kleinburg

To Whom It May Concern:

I am aware of the proposal at 10 Ava Place and I have no objections. I support the owners in their efforts to improve their property.

Saira Sheikh

Name (please print)



Signature

2 Northern Pines, Kleinburg, ONT

Address



Telephone



Attention: Vaughan Committee of Adjustment

Re: Minor Variance Application – 10 Ava Place, Kleinburg

To Whom It May Concern:

I am aware of the proposal at 10 Ava Place and I have no objections. I support the owners in their efforts to improve their property.

Al. Bancheri

Name (please print)



Signature

1 NIGHELL COURT

Address



Telephone



Attention: Vaughan Committee of Adjustment

Re: Minor Variance Application – 10 Ava Place, Kleinburg

To Whom It May Concern:

I am aware of the proposal at 10 Ava Place and I have no objections. I support the owners in their efforts to improve their property.

Nick DiPede

Name (please print)



Signature

2 Night fall

Address



Telephone



Attention: Vaughan Committee of Adjustment

Re: Minor Variance Application – 10 Ava Place, Kleinburg

To Whom It May Concern:

I am aware of the proposal at 10 Ava Place and I have no objections. I support the owners in their efforts to improve their property.

Rocco MESITI

Name (please print)



Signature

20 AVA PLACE, KLEINBURG

Address



Telephone



Attention: Vaughan Committee of Adjustment

Re: Minor Variance Application – 10 Ava Place, Kleinburg

To Whom It May Concern:

I am aware of the proposal at 10 Ava Place and I have no objections. I support the owners in their efforts to improve their property.

MARIA DOMENICO MERITO

Name (please print)



Signature

30 AVA PLACE

Address



Telephone

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 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

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

E-mail: stephen.cranley@alectrautilities.com

Email: tony.donofrio@alectrautilities.com

Attwala, Pravina

Subject: FW: A035/21 - REQUEST FOR COMMENTS

From: Hurst, Gabrielle <Gabrielle.Hurst@york.ca>
Sent: March-16-21 10:41 AM
To: Attwala, Pravina <Pravina.Attwala@vaughan.ca>
Cc: Committee of Adjustment <CofA@vaughan.ca>
Subject: [External] RE: A035/21 - REQUEST FOR COMMENTS

Good morning Pravina,
The Regional Municipality of York has completed its review of the above minor variance 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 | www.york.ca