



File: A150/21

Applicant: Jacqueline Posa

Address: 50 Northern Pines Blvd, Kleinburg

Agent: Fausto Cortese Architects 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"/>	
Building Standards	<input checked="" type="checkbox"/>	
Building Inspection	<input checked="" type="checkbox"/>	
Development Planning	<input checked="" type="checkbox"/>	
Development Engineering	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Parks, Forestry and Horticulture Operations		
By-law & Compliance		
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)		

Adjournment History: None

Background History: None

Staff Report Prepared By: Adriana MacPherson
Hearing Date: Thursday, August 12, 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: 13

A150/21

Ward: 1

Staff Report Prepared By: Adriana MacPherson, Assistant Secretary Treasurer

Date & Time of Live Stream Hearing: Thursday, August 12, 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: Jacqueline Posa

Agent: Fausto Cortese Architects Inc.

Property: **50 Northern Pines Blvd, Kleinburg**

Zoning: The subject lands are zoned RD1 Residential Detached Zone One, and subject to the provisions of Exception No. 9(1316) 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 Cabana 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 minimum setback of 7.5 metres is required from the rear lot line to the nearest part of the accessory building.	1. To permit a minimum setback of 1.2 metres from the rear lot line to the nearest part of the accessory building (cabana).
2. The lot area covered by all accessory buildings shall not exceed 67m2.	2. To permit the maximum lot area covered by the accessory building (cabana) to be 100.25 m2.
3. Where the area of a rear yard of a lot is greater than 135m2, a minimum of 60% of that portion of the rear yard in excess of 135m2 shall be composed of soft landscaping.	3. To permit a minimum of 40.1% of rear yard soft landscaping of the rear yard in excess of 135m2.

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. 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: 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 July 28, 2021

Applicant confirmed posting of signage on July 28, 2021

Property Information	
Existing Structures	Year Constructed
Dwelling	2014
Cabana	TBC

Applicant has advised that they cannot comply with By-law for the following reason(s): The design doesn't conform to the zoning by-law.

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.

Please be aware that the minimum setback of 1.5 metres is required from the interior side lot line and rear lot line to the nearest part of the pool as this review has been based on the cabana and rear yard landscaping only.

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 0.60 metres from the interior side lot line; and may encroach a maximum of 1.5 metres into the required rear yard setback of 7.5 metres.

Building Inspections (Septic):

No comments or concerns

Development Planning:

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

The Owner is proposing to construct a cabana in the rear yard of the subject lands.

The proposed cabana features a maximum building height of 4.5 m which is compliant with the requirements of the Zoning By-law. The minimum rear yard setback of 1.2 m to the cabana is at a pinch-point and widens to a greater extent, and the cabana is consistent in size and scale with other accessory structures located within the neighbourhood. The Development Planning Department has no concern with Variances 1 and 2.

The Owner has revised the rear yard soft landscaping in excess of 135 m² from 35.5% to 40.1%. The Development Planning Department has no concern with Variance 3, provided that the Owner demonstrate appropriate Low-Impact Development (LID) measures to the satisfaction of the Development Engineering Department to address the reduced soft landscaping coverage in the rear yard in order to mitigate potential impacts on the municipal storm water system.

Accordingly, 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:

Cabana Grading Permit: The Owner/applicant submitted drawings propose a structure (cabana) that is 100.25 sq. meters. Any structure greater than 10 sq. meters requires a Lot Grading permit from the Inspection & Lot Grading Division of Development Engineering Department, City of Vaughan

The owner is proposing works that result in the decrease in the soft landscaping area of lot coverage area by 19.9%. The additional lot coverage may have an impact on the City's storm water system. Staff recommend the owner to introduce Low-impact Development (LID) measures provided as part of a future lot grading permit e.g. Infiltration trenches, flower gardens, Bioswales, Permeable pavement.

The Development Engineering (DE) Department does not object to variance application A 150/21 subject to the following condition(s):

1. Cabana Grading Permit: 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. The owner/applicant shall demonstrate appropriate LID (Low-impact Development) measures to the satisfaction of DE to address the reduced soft landscaping coverage in the rear yard from 60 % to 40.1% in order to mitigate potential impacts on the municipal storm water system.

Parks Development - Forestry:

No comments received to date.

By-Law and Compliance, Licensing and Permit Services:

No comments received to date

Development Finance:

No comment no concerns

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

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 Iqbal Soomro 905-832-8585 x 3608 Iqbal.Soomro@Vaughan.ca	1. Cabana Grading Permit: 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. The owner/applicant shall demonstrate appropriate LID (Low-impact Development) measures to the satisfaction of DE to address the reduced soft landscaping coverage in the rear yard from 60 % to 40.1% in order to mitigate potential impacts on the municipal storm water system.

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 Ontario Land Tribunal (OLT) 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
Adriana MacPherson
T 905 832 8585 Extension 8360
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.

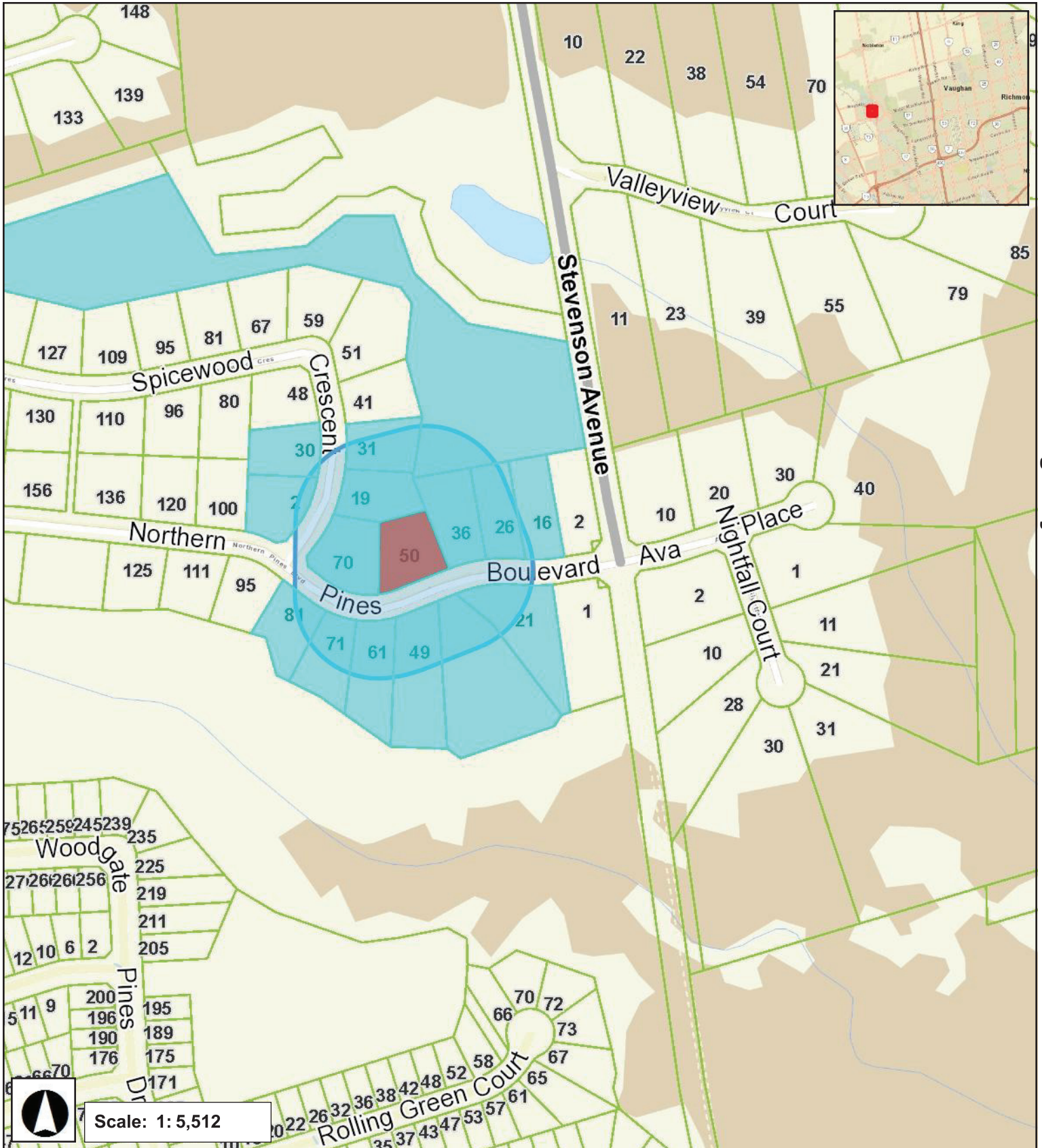
Location Map

Plans & Sketches



A150/21 - Notification Map

50 Northern Pines, Kleinburg



Highway 27



Scale: 1: 5,512

Major Mackenzie Drive

July 26, 2021 7:38 AM

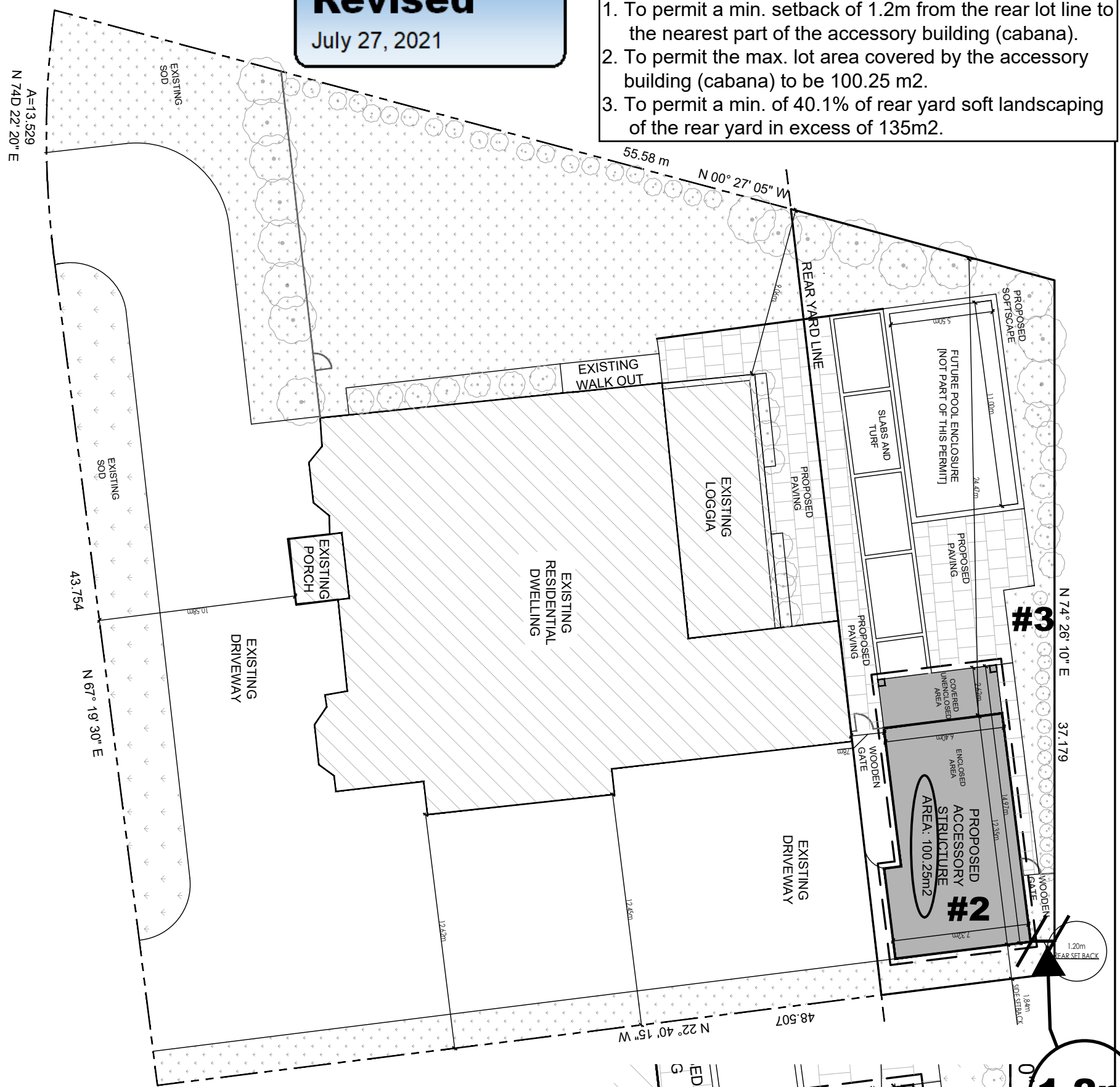
A150/21

Revised
July 27, 2021

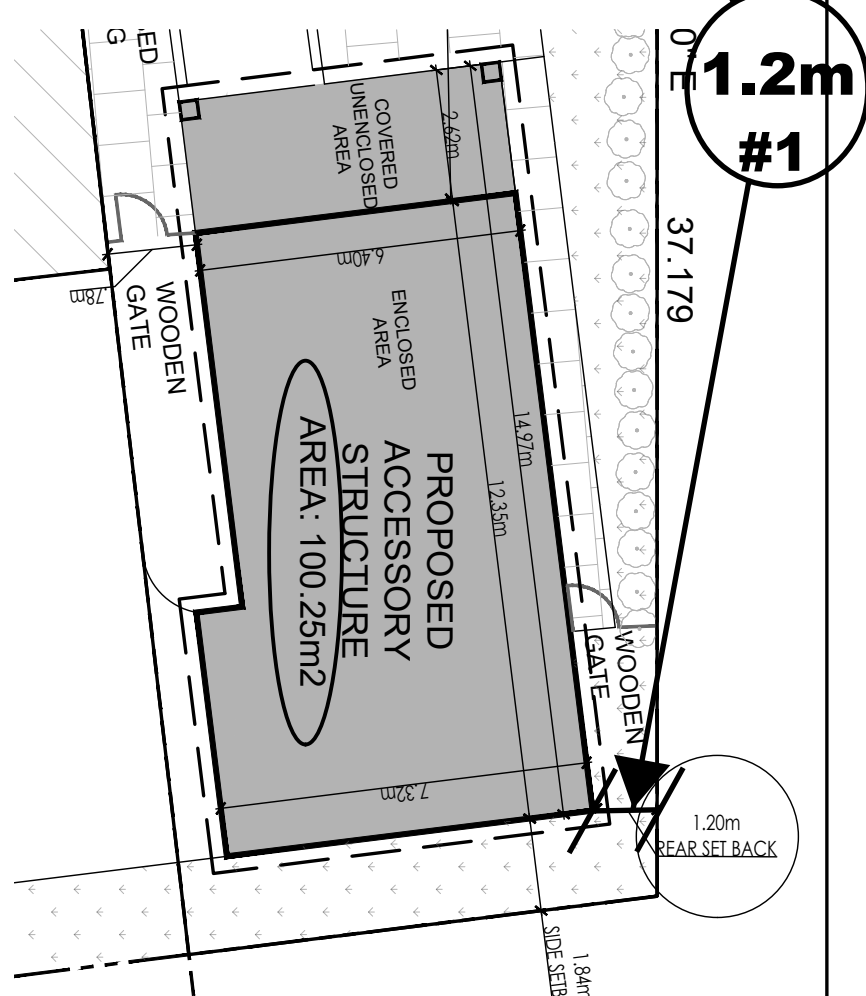
Proposal:

1. To permit a min. setback of 1.2m from the rear lot line to the nearest part of the accessory building (cabana).
2. To permit the max. lot area covered by the accessory building (cabana) to be 100.25 m2.
3. To permit a min. of 40.1% of rear yard soft landscaping of the rear yard in excess of 135m2.

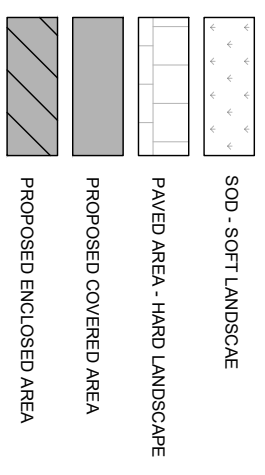
1 SITE PLAN
A1.0 SCALE: 1:250



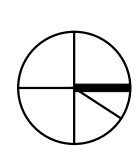
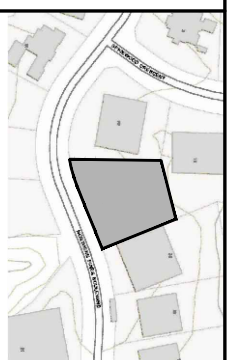
2 SITE PLAN - BLOW UP
A1.0 SCALE: 1:150



SITE DEVELOPMENT		RD1 (RESIDENTIAL SINGLE FAMILY)	
ZONING		RD1 (RESIDENTIAL SINGLE FAMILY)	
LOT AREA	26,285 SQ.FT	2,442 SQ.M	
TOTAL LOT AREA	BY-LAW	PROVIDED	
BUILDING HEIGHT	4.50 m	4.50 m	
PROPOSED CABANA	ALLOWED	PROVIDED	
COVERAGE	10 % / < 67 SQ.M	4.1 % (100.25 sqm)	
PROPOSED CABANA	BY-LAW	PROVIDED	
REAR YARD SIDE YARD	7.5 m / 1.2 m / 4.5 m	2.0 m / 1.84 m / 24.47 m	
ACCESSORY STRUCTURE SETBACKS	BY-LAW	PROVIDED	
LANDSCAPE AREA	BY-LAW	PROVIDED	
SOFT LANDSCAPE (REAR AREA - 135 sqm) x 60% (461 - 135) = 326 sqm		130 sqm (40.1%)	
REAR YARD (324sqm x 60% = 195.6sqm (REQ.))		461 SQ.M.	



KEY PLAN - NTS



No.	DESCRIPTION	DATE
1	ISSUED FOR CONSTRUCTION	7/27/2021
	ISSUED FOR BID	
	ISSUED FOR BUILDING PERMIT	
	ISSUED FOR SITE PLAN APPROVAL	

CONTRACTORS MUST CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS ON THE PROJECT AND MUST REPORT ANY DISCREPANCIES TO THE DESIGNER BEFORE PROCEEDING WITH CONSTRUCTION. THIS DRAWING MUST NOT BE USED FOR CONSTRUCTION PURPOSES UNTIL SEALED AND SIGNED BY THE DESIGNER. DO NOT SCALE DRAWINGS.

FCM
ARCHITECTS

3590 RUTHERFORD RD. UNIT 7
VAUGHAN, ONTARIO L4H 3T8
416-906-7000
FCMRTS@FCMARCHITECTS.CA

PROPOSED CABANA
ON
50 NORTHERN PINES BOULEVARD
KLEINBURG, ON L4V 1G0

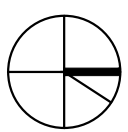
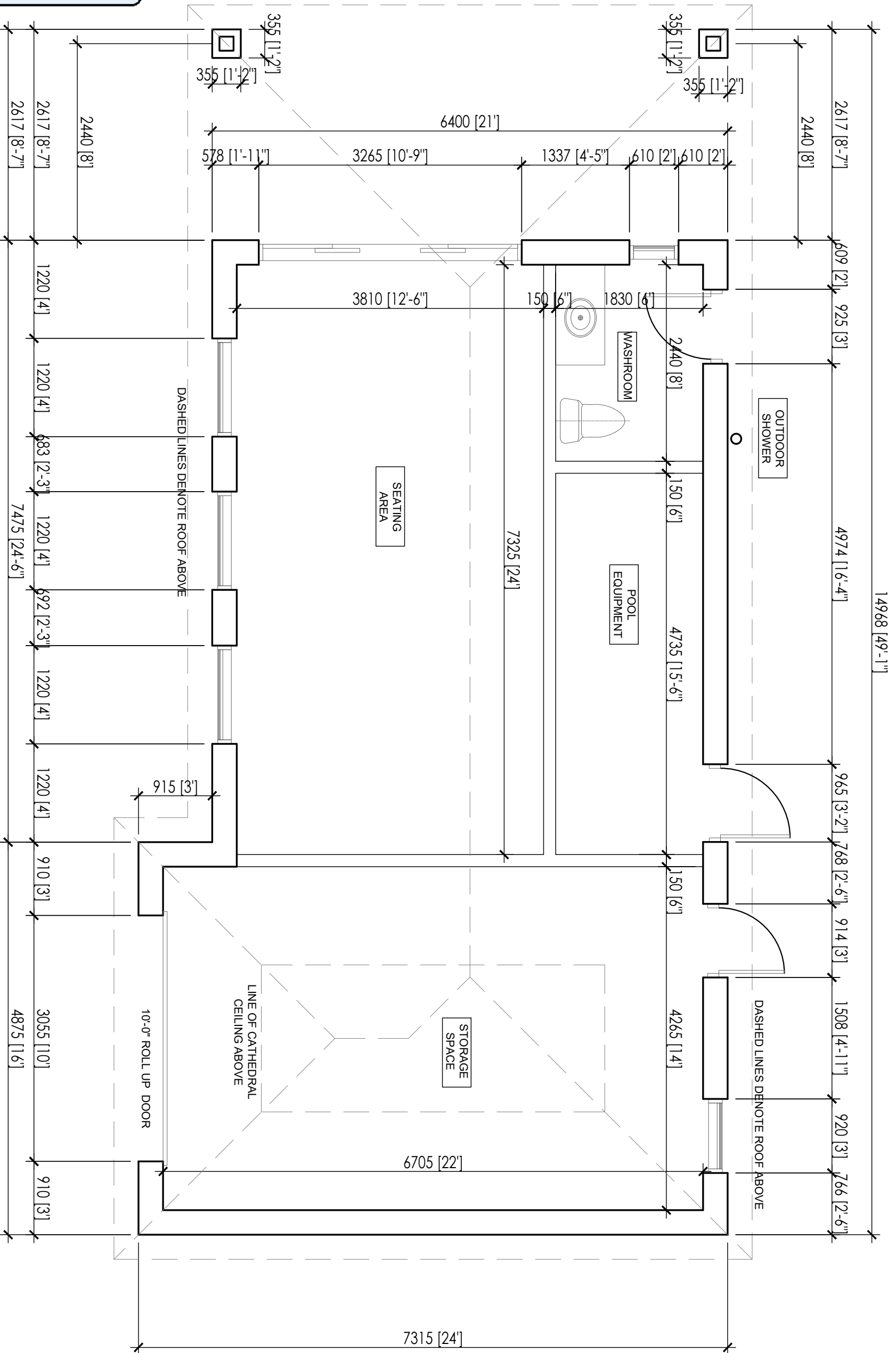
SITE PLAN

DRAWING NO.	2021-21
DATE	27/07/2021
SCALE	A1.0
DRAWN BY	AS NOTED
REVIEWED BY	FCM

Revised

July 27, 2021

01 FLOOR PLAN
A2.0 SCALE: 1:50



No.	DESCRIPTION	DATE
1	ISSUED FOR CONSTRUCTION	7/28/2021
1	ISSUED FOR BID	
1	ISSUED FOR BUILDING PERMIT	
1	ISSUED FOR SITE PLAN APPROVAL	

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VAUGHAN, ONTARIO L4H 3T8
416-806-7000
FCORTESI@FCARCHITECTS.CA

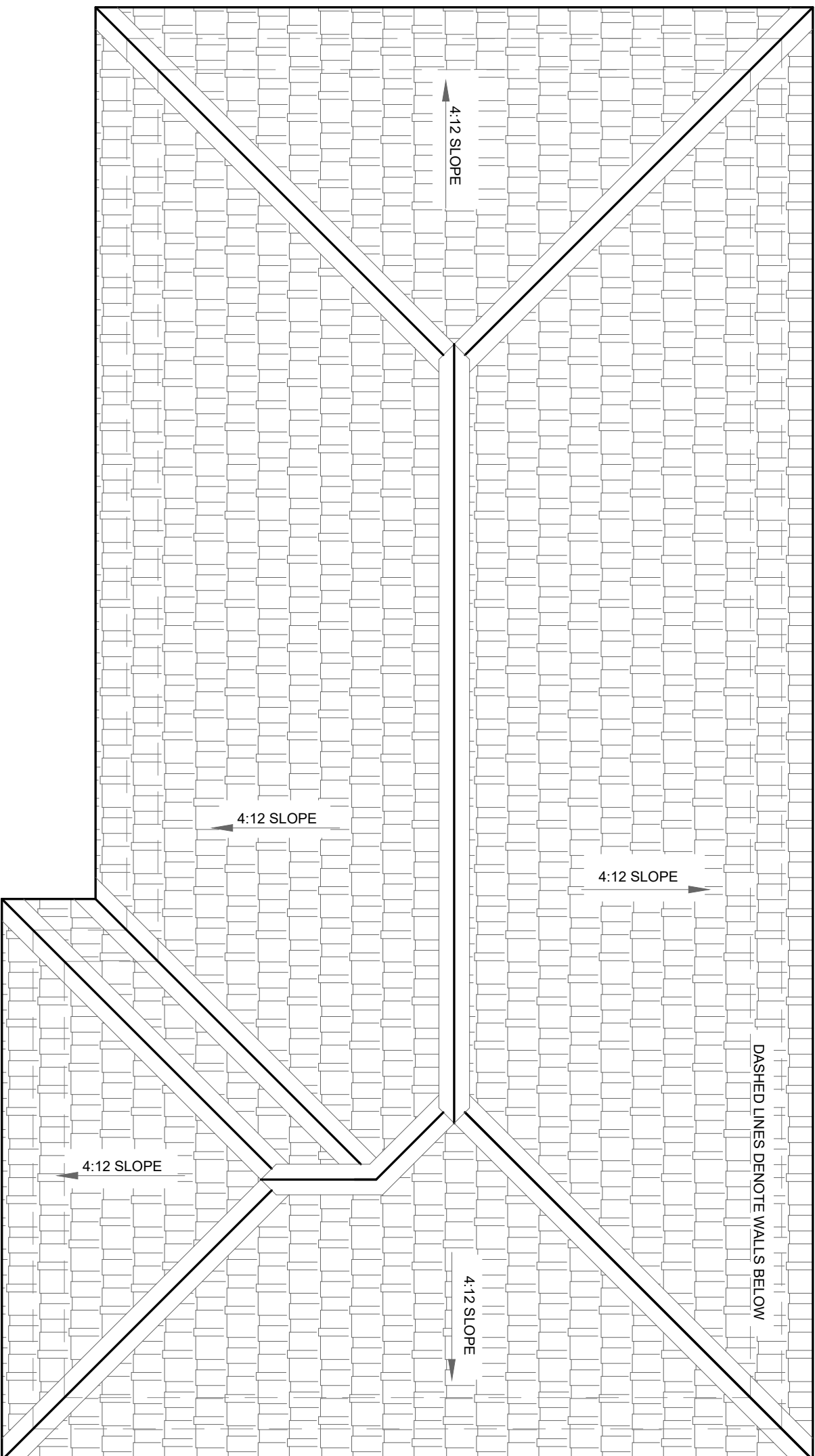
PROPOSED CABANA ON 50 NORTHERN PINES BOULEVARD
KLEBURG, ON L0J 1G0

DRAWING:	FLOOR PLAN	PROJECT No.:	2021-21
NOTED:	N/A	DATE:	27/07/2021
SCALE:	AS NOTED	DRAWING No.:	A2.0
DRAWN BY:	DC	REVIEWED BY:	F.C.

Revised

July 27, 2021

1 ROOF PLAN
A2.1 SCALE: 1:50



DASHED LINES DENOTE WALLS BELOW

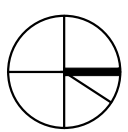
4:12 SLOPE

4:12 SLOPE

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NO.	ISSUED FOR	DESCRIPTION	DATE
1	ISSUED FOR		
REVISIONS			

ISSUED FOR CONSTRUCTION
ISSUED FOR BID
ISSUED FOR BUILDING PERMIT
ISSUED FOR SITE PLAN APPROVAL
SUBMITTALS

CONTRACTORS MUST CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS ON THE PROJECT AND MUST REPORT ANY DISCREPANCIES TO THE DESIGNER BEFORE PROCEEDING WITH CONSTRUCTION.
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FCM
FAUSTO CORTESE
ARCHITECTS

3590 RUTHERFORD RD. UNIT 7
VAUGHAN, ONTARIO L4H 3T8
416-806-7000
FCORTESE@FCARCHITECTS.CA

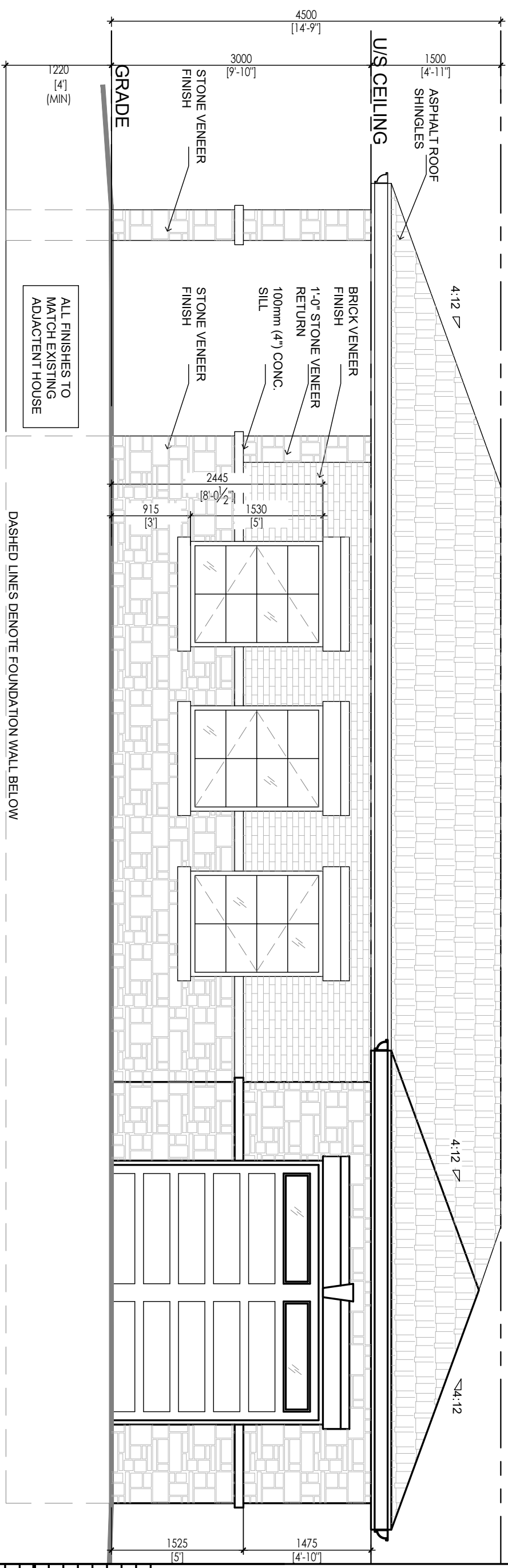
DRAWING: PROPOSED CABANA
ON: 50 NORTHERN PINES BOULEVARD
KLEBURG, ON L0J 1G0

DRAWING: ROOF PLAN

NOTED:	N/A	PROJECT NO.:	
DATE:	27/07/2021	DRAWING NO.:	2021-21
SCALE:	AS NOTED	DRAWN BY:	F.C.
REVIEWED BY:	DC		

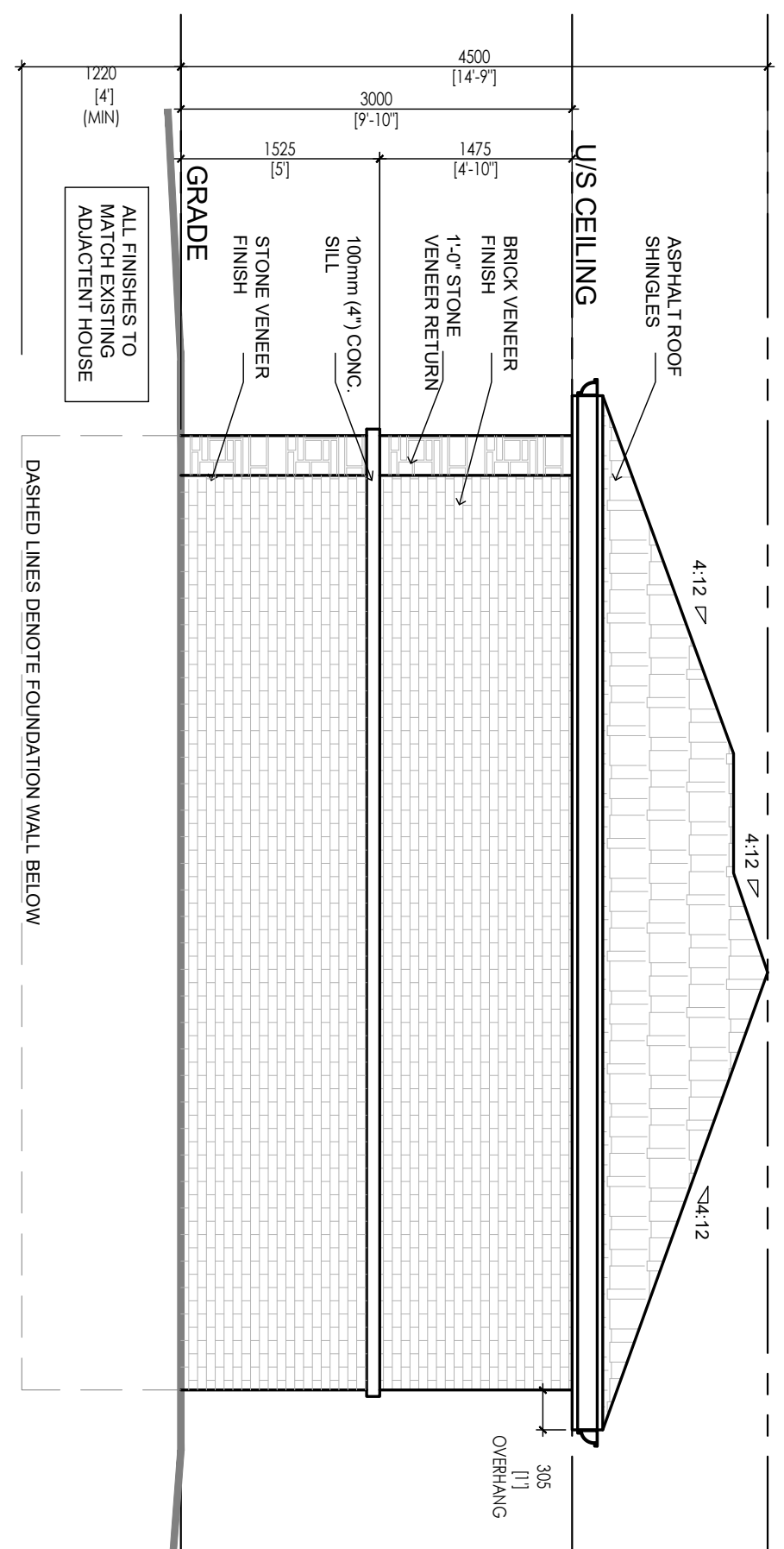
Revised
July 27, 2021

1 SOUTH ELEVATION
A3.0 SCALE: 1:50



ISSUED FOR CONSTRUCTION			
ISSUED FOR BID			
ISSUED FOR BUILDING PERMIT			
ISSUED FOR SITE PLAN APPROVAL			
SUBMITTALS			
CONTRACTORS MUST CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS ON THE PROJECT AND MUST REPORT ANY DISCREPANCIES TO THE DESIGNER BEFORE PROCEEDING WITH CONSTRUCTION.			
THIS DRAWING MUST NOT BE USED FOR CONSTRUCTION PURPOSES UNTIL SEALED AND SIGNED BY THE DESIGNER. DO NOT SCALE DRAWINGS.			
NO.	DESCRIPTION	DATE	BY
1	ISSUED FOR CONSTRUCTION	7/27/2021	DC

2 EAST ELEVATION
A3.0 SCALE: 1:50



FAUSTO CORTESE
ARCHITECTS

3590 RUTHERFORD RD. UNIT 7
VAUGHAN, ONTARIO L4H 3T8
416-806-7000
FCORTESE@FCARCHITECTS.CA

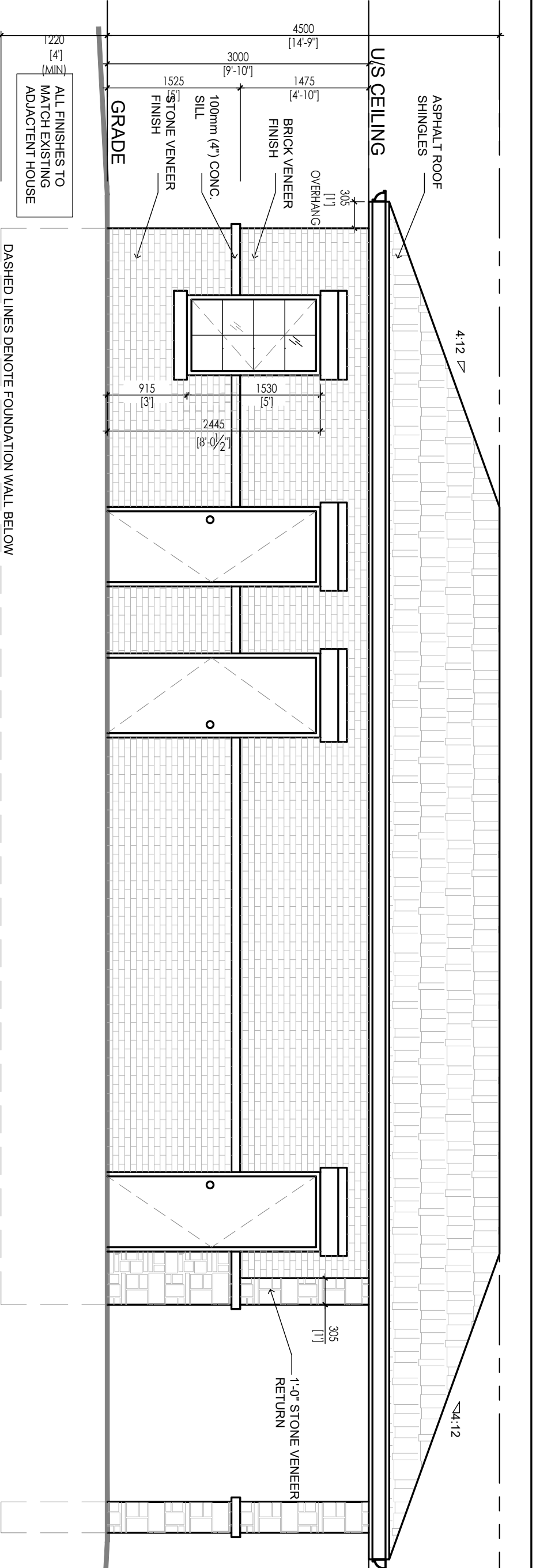
DRAWING: **PROPOSED CABANA**
ON **50 NORTHERN PINES BOULEVARD**
KLEBURG, ON L0J 1G0

DRAWING: **ELEVATIONS**
OPTION 1

REPORTED: N/A	PROJECT NO: 2021-21
DATE: 27/07/2021	
SCALE: AS NOTED	DRAWING NO: A3.0
DRAWN BY: DC	REVIEWED BY: F.C.

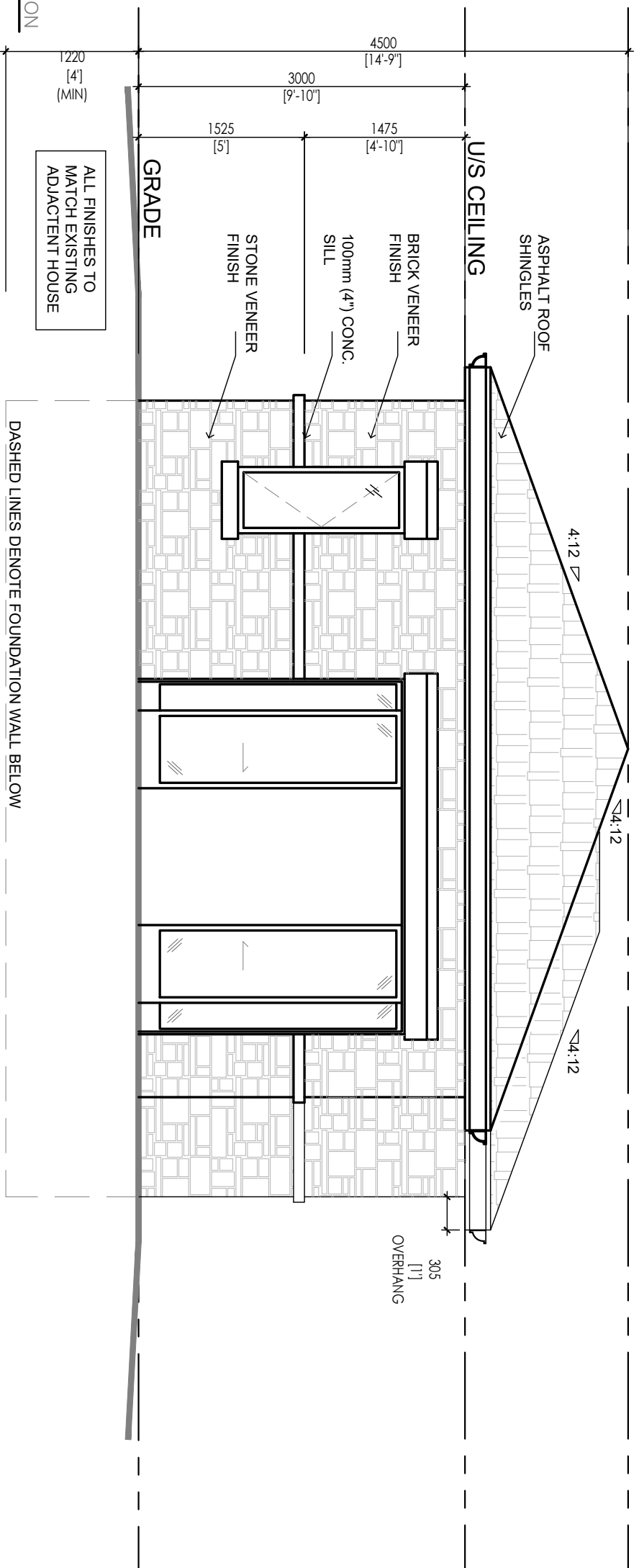
Revised
July 27, 2021

1 NORTH ELEVATION
A3.1 SCALE: 1:50



DASHED LINES DENOTE FOUNDATION WALL BELOW

2 WEST ELEVATION
A3.1 SCALE: 1:50



DASHED LINES DENOTE FOUNDATION WALL BELOW

NO.	REVISIONS	DATE
1	ISSUED FOR CONSTRUCTION	7/28/21
2	ISSUED FOR CONSTRUCTION	
3	ISSUED FOR CONSTRUCTION	
4	ISSUED FOR CONSTRUCTION	
5	ISSUED FOR CONSTRUCTION	
6	ISSUED FOR CONSTRUCTION	
7	ISSUED FOR CONSTRUCTION	
8	ISSUED FOR CONSTRUCTION	
9	ISSUED FOR CONSTRUCTION	
10	ISSUED FOR CONSTRUCTION	

CONTRACTORS MUST CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS ON THE PROJECT AND MUST REPORT ANY DISCREPANCIES TO THE DESIGNER BEFORE PROCEEDING WITH CONSTRUCTION.
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ARCHITECTS

3590 RUTHERFORD RD. UNIT 7
VAUGHAN, ONTARIO L4H 3T8
416-806-7000
FCORTESI@FCARCHITECTS.CA

DRAWING: PROPOSED CABANA ON 50 NORTHERN PINES BOULEVARD KLEBURG, ON L0J 1J0

REPORTED: N/A	PROJECT NO: 2021-21
DATE: 27/07/2021	SCALE: AS NOTED
DRAWN BY: DC	REVIEWED BY: F.C.
DRAWING NO: A3.1	

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 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

Adriana MacPherson

Subject: FW: A150/21 - Request for Comments (50 Northern Pines Blvd)

From: Development Services <developmentsservices@york.ca>

Sent: July-14-21 1:51 PM

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

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

Subject: [External] RE: A150/21 - Request for Comments (50 Northern Pines Blvd)

Good afternoon Adriana,

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

Gabrielle

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