

ITEM: 6.16	COMMITTEE OF ADJUSTMENT REPORT SUMMARY MINOR VARIANCE APPLICATION FILE NUMBER A341/22 26 CHERHILL DRIVE, MAPLE
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**THIS REPORT CONTAINS COMMENTS FROM THE FOLLOWING
DEPARTMENTS & AGENCIES:**

*Please see **Schedule B** of this report for a copy of Development Planning and Agency correspondence.

Additional comments from departments and agencies may be received after the publication of the Staff Report. These comments will be processed as an addendum and posted on the City's Website.

DEPARTMENTS	Circulated	Comments Received	Conditions	Nature of Comments
Committee of Adjustment	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	General Comments
Building Standards (Zoning Review)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	General Comments
Building Inspection (Septic)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	No Comments Received to Date
Development Planning	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Application Under Review
Development Engineering	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Recommend Approval w/Conditions
Parks, Forestry and Horticulture Operations	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	General Comments
By-law & Compliance, Licensing & Permits	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	No Comments Received to Date
Development Finance	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	General Comments
Real Estate	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Fire Department	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	No Comments Received to Date
AGENCIES	Circulated	Comments Received	Conditions	Nature of Comments
TRCA	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	No Comments Received to Date
Ministry of Transportation (MTO)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Region of York	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	General Comments
Alectra	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	General Comments
Bell Canada	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	No Comments Received to Date
YRDSB	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
YCDSB	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
CN Rail	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
CP Rail	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
TransCanada Pipeline	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	No Comments Received to Date
Metrolinx	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Propane Operator	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

PUBLIC & APPLICANT CORRESPONDENCE

*Please see **Schedule C** of this report for a copy of the public & applicant correspondence listed below.

The deadline to submit public comments is **noon on the last business day prior to the scheduled hearing date.**

Comments and written public submissions received after the publication of this Staff Report will be processed as an addendum and posted on the City's Website.

All personal information collected because of this public meeting (including both written and oral submissions) 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.

Correspondence Type	Name	Address	Date Received (mm/dd/yyyy)	Summary
Public	Adrian & Anahita Jakibchuck	30 Cherhill Drive	03/01/23	Letter of Objection/Concern

PREVIOUS COA DECISIONS ON THE SUBJECT LAND

*Please see **Schedule D** for a copy of the Decisions listed below

File Number	Date of Decision MM/DD/YYYY	Decision Outcome
None		

ADJOURNMENT HISTORY

* Previous hearing dates where this application was adjourned by the Committee and public notice issued.

March 2, 2023	Minor Variance Application A341/22 was adjourned by the Committee of Adjustment to April 20, 2023 to permit time for Development Planning to review recommended condition (in light of request from public for additional plantings/screening).
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**COMMITTEE OF ADJUSTMENT REPORT
MINOR VARIANCE APPLICATION
A341/22
26 CHERHILL DRIVE, MAPLE**

ITEM NUMBER: 6.16	CITY WARD #: 1
APPLICANT:	Chris & Aphrodite Mikroyiannakis
AGENT:	Alessia Soppelsa
PROPERTY:	26 Cherhill Drive, Maple
ZONING DESIGNATION:	See Below
VAUGHAN OFFICIAL PLAN (2010) DESIGNATION:	Vaughan Official Plan 2010 ('VOP 2010'): "Low-Rise Residential"
RELATED DEVELOPMENT APPLICATIONS:	None
PURPOSE OF APPLICATION:	Relief from the Zoning By-law is being requested to permit an existing cabana.

The following variances have been requested from the City's Zoning By-law:

The subject lands are zoned R3(EN) – Estate Residential Zone (Established Neighbourhood) and subject to the provisions of Exception 14.295 under Zoning By-law 001-2021, as amended.

#	Zoning By-law 001-2021	Variance requested
1	The minimum required interior side yard setback for the Residential Accessory structure is 2.4m. Section 4.1.2 1b.	To permit a minimum interior side yard setback of 1.37m to the Residential accessory structure.
2	The maximum building height for the Residential Accessory structure is 3.0m. Section 4.1.4 1.	To permit a maximum building height of 3.39m for the Residential accessory structure.

HEARING INFORMATION

DATE OF MEETING: Thursday, April 20, 2023
TIME: 6:00 p.m.
MEETING LOCATION: Vaughan City Hall, **Woodbridge Room**, 2141 Major Mackenzie Drive, Vaughan
LIVE STREAM LINK: Vaughan.ca/LiveCouncil

PUBLIC PARTICIPATION

If you would like to speak to the Committee of Adjustment at the meeting, either remotely or in person, please complete the [Request to Speak Form](#) and submit to cofa@vaughan.ca
 If you would like to submit written comments, please quote file number above and submit by mail or email to:

Email: cofa@vaughan.ca

Mail: City of Vaughan, Office of the City Clerk, Committee of Adjustment, 2141 Major Mackenzie Drive, Vaughan, ON, L6A 1T1

THE DEADLINE TO REGISTER TO SPEAK OR SUBMIT WRITTEN COMMENTS ON THE ABOVE NOTED FILE(S) IS NOON ON THE LAST BUSINESS DAY BEFORE THE MEETING.

INTRODUCTION

Staff and Agencies act as advisory bodies to the Committee of Adjustment. The comments contained in this report are presented as recommendations to the Committee.

Section 45(1) of the Planning Act sets the criteria for authorizing minor variances to the City of Vaughan's Zoning By-law. Accordingly, review of the application may consider 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.

INTRODUCTION

Public written and oral submissions relating to this application are taken into consideration by the Committee of Adjustment as part of its deliberations and final decision on this matter.

COMMITTEE OF ADJUSTMENT COMMENTS

Date Public Notice Mailed:	February 17, 2023 & April 6, 2023	
Date Applicant Confirmed Posting of Sign:	February 16, 2023 & March 30, 2023	
Applicant Justification for Variances: <small>*As provided by Applicant in Application Form</small>	I built an accessory structure in the rear yard comprised of a covered amenity area that is open on the sides, as well as an enclosed washroom and storage room. Because the enclosed rooms were less than 100SF, I didn't think a building permit was necessary. The cabana was located more than 1.2m away from side property line. I believed 1.2m was the minimum setback. I now understand that the new by-law requires 2.4m. I also believe that I was meeting height requirements, but this is not the case with the new bylaw. I'm now asking for variances for the structure that has been built.	
Adjournment Requests (from staff): <small>*Adjournment requests provided to applicant prior to issuance of public notice</small>	None	
Was a Zoning Review Waiver (ZRW) Form submitted by Applicant: <small>*ZRW Form may be used by applicant in instances where a revised submission is made, and zoning staff do not have an opportunity to review and confirm variances prior to the issuance of public notice. *A revised submission may be required to address staff / agency comments received as part of the application review process. *Where a zoning review has not been completed on a revised submission, an opportunity is provided to the applicant to adjourn the proposal prior to the issuance of public notice.</small>	No	
Adjournment Fees: In accordance with Procedural By-law 069-2019, an Adjournment Fee is applicable to reschedule an application after the issuance of public notice where a request for adjournment has been provided to the applicant prior to the issuance of public notice. An Adjournment Fee can only be waived in instances where adjournment of an application is requested by the Committee or staff after the issuance of public notice.		
Committee of Adjustment Comments:	None	
Committee of Adjustment Recommended Conditions of Approval:	None	

BUILDING STANDARDS (ZONING) COMMENTS

**See Schedule B for Building Standards (Zoning) Comments

Building Standards Recommended Conditions of Approval:	None
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DEVELOPMENT PLANNING COMMENTS

**See Schedule B for Development Planning Comments.

Development Planning Recommended Conditions of Approval:	TBD
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DEVELOPMENT ENGINEERING COMMENTS

[Link to Grading Permit](#) [Link to Pool Permit](#) [Link to Curb Curt Permit](#) [Link Culvert Installation](#)

As the proposed outdoor amenity in the subject property is 41.8m², the Owner / Applicant needs to obtain a Lot Grading Permit from Development Inspection and Lot Grading Division of the City's Development Engineering Department. Please note any in-ground structure over 10 m² requires a Grading Permit. Please contact the Development Engineering Reviewer after receiving the Grading Permit to clear the condition. (Condition attached)

The Owner / Applicant shall apply for a Pool Grading Permit with the Development Engineering (DE) Department. Please visit the grading permits page at City of Vaughan website to learn how to apply for

DEVELOPMENT ENGINEERING COMMENTS

[Link to Grading Permit](#)
 [Link to Pool Permit](#)
 [Link to Curb Curt Permit](#)
 [Link Culvert Installation](#)

the Pool Permit. If you have any question about Pool Grading Permit, please contact the Development Engineering Department through email at DEPermits@vaughan.ca.

The proposed work by the Owner/ Applicant is increasing the lot coverage on the subject property. The added hardscape may have impacts on the City's Storm Water management system. Development Engineering strongly encourages the Owner / Applicant introduce Low-Impact Development (LID) measures (e.g., bioswales, permeable pavers, rain gardens, rain barrels etc.) to reduce the impacts to the stormwater system. Should further information be required, please contact the Development Engineering COA reviewer.

The Development Engineering Department does not object to the Minor Variance application A341/22, subject to the following condition(s):

Development Engineering Recommended Conditions of Approval:	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 Permit prior to any work being undertaken on the property. Please visit the Grading Permit page at City of Vaughan website to learn how to apply for the Grading Permit. If you have any questions about Grading Permit, please contact the Development Engineering Department by email at DEPermits@vaughan.ca .
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PARKS, FORESTRY & HORTICULTURE (PFH) COMMENTS

Forestry: Forestry has no comment

PFH Recommended Conditions of Approval:	None
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DEVELOPMENT FINANCE COMMENTS

No comment no concerns

Development Finance Recommended Conditions of Approval:	None
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BY-LAW AND COMPLIANCE, LICENSING AND PERMIT SERVICES COMMENTS

No comments received to date

BCLPS Recommended Conditions of Approval:	None
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BUILDING INSPECTION (SEPTIC) COMMENTS

No comments received to date

Building Inspection Recommended Conditions of Approval:	None
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FIRE DEPARTMENT COMMENTS

No comments received to date

Fire Department Recommended Conditions of Approval:	None
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SCHEDULES TO STAFF REPORT

*See Schedule for list of correspondence

Schedule A	Drawings & Plans Submitted with the Application
Schedule B	Staff & Agency Comments
Schedule C (if required)	Correspondence (Received from Public & Applicant)
Schedule D (if required)	Previous COA Decisions on the Subject Land

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:

SUMMARY OF RECOMMENDED CONDITIONS OF APPROVAL

All conditions of approval, unless otherwise stated, are considered to be incorporated into the approval “if required”. If a condition is no longer required after an approval is final and binding, the condition may be waived by the respective department or agency requesting conditional approval. A condition cannot be waived without written consent from the respective department or agency.

#	DEPARTMENT / AGENCY	CONDITION(S) DESCRIPTION
1	Development Planning roberto.simbana@vaughan.ca	TBD
2	Development Engineering Rex.bondad@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 Permit prior to any work being undertaken on the property. Please visit the Grading Permit page at City of Vaughan website to learn how to apply for the Grading Permit. If you have any questions about Grading Permit, please contact the Development Engineering Department by email at DEPermits@vaughan.ca .

IMPORTANT INFORMATION – PLEASE READ

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 (**see condition chart above for contact**). 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.

APPROVALS: Making any changes to your proposal after a decision has been made may impact the validity of the Committee’s decision.

An approval obtained from the Committee of Adjustment, where applicable, is tied to the building envelope shown on the plans and drawings submitted with the application and subject to the variance approval.

A building envelope is defined by the setbacks of the buildings and/or structures shown on the plans and drawings submitted with the application, as required by Ontario Regulation 200/96. Future development outside of an approved building envelope, where a minor variance was obtained, must comply with the provisions of the City’s Zoning By-law.

Elevation drawings are provided to reflect the style of roof (i.e. flat, mansard, gable etc.) to which a building height variance has been applied. Where a height variance is approved, building height is applied to the style of roof (as defined in the City’s Zoning By-law) shown on the elevation plans submitted with the application.

Architectural design features that are not regulated by the City’s Zoning By-law are not to be considered part of an approval unless specified in the Committee’s decision.

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 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.

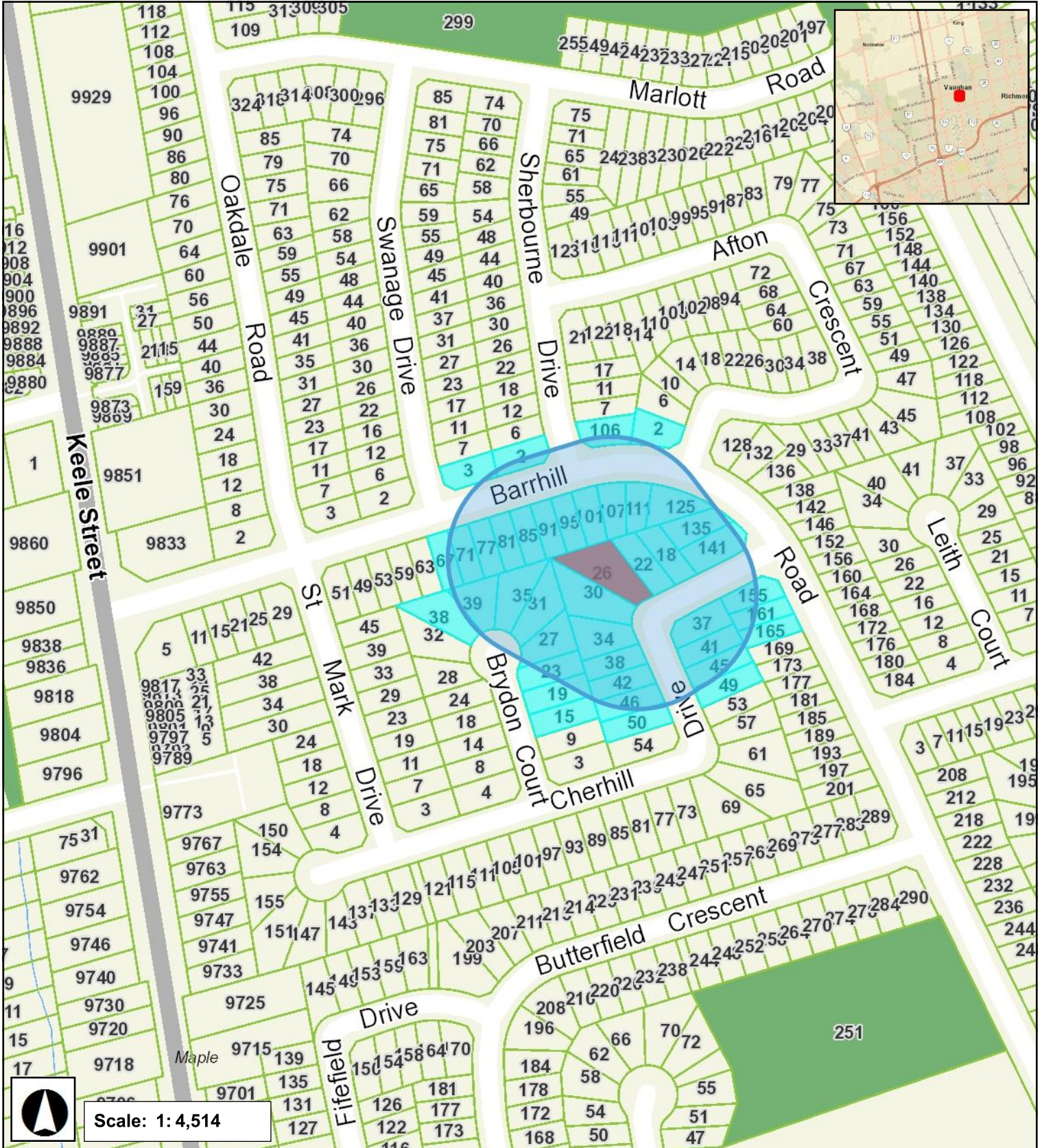
SCHEDULE A: DRAWINGS & PLANS



LOCATION MAP - A341/22

26 CHERHILL DRIVE, MAPLE

Major Mackenzie Drive






Rutherford Road

January 31, 2023 1:21 PM

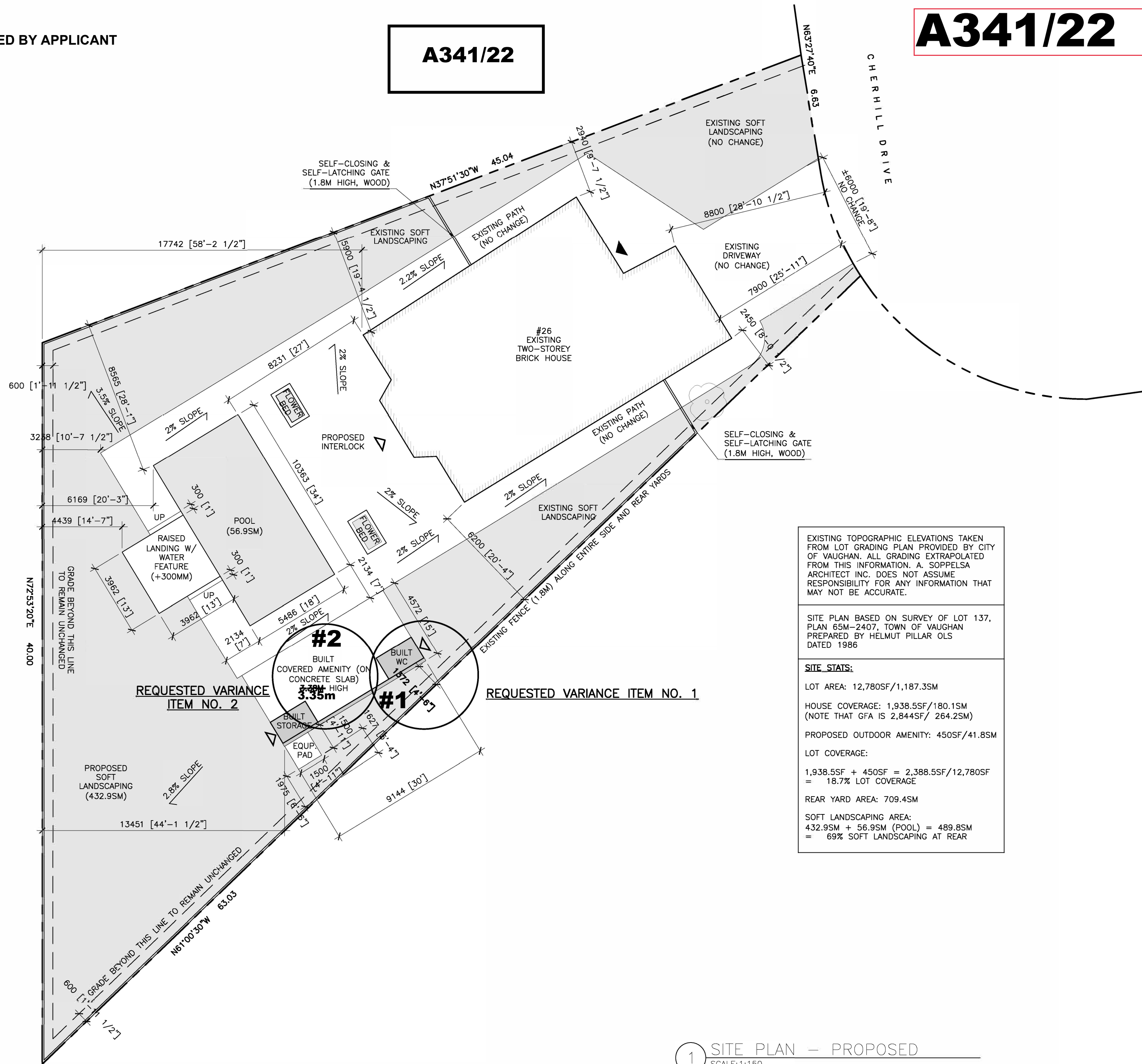
"All drawings, specifications, related documents and design are the copyright property of the architect and must be returned upon request. Reproduction of the drawings, specifications, related documents and design in whole or in part is strictly forbidden without the architect's written permission."

This drawing shall not be used for construction purposes unless countersigned by:

ALESSIA MILENA SOPPELSA

-  EXISTING
-  BASE BUILDING/OUT OF SCOPE
-  DASHED LINE - TO BE REMOVED

5. ISSUED FOR C OF A CLARIFICATION	2023.01.25
4. ISSUED FOR C OF A CLARIFICATION	2023.01.12
3. ISSUED FOR COMMITTEE OF ADJ.	2022.12.19
2. ISSUED FOR PERMIT REVISION	2022.08.11
1. ISSUED FOR POOL PERMIT	2022.08.05
Revision	Date



EXISTING TOPOGRAPHIC ELEVATIONS TAKEN FROM LOT GRADING PLAN PROVIDED BY CITY OF VAUGHAN. ALL GRADING EXTRAPOLATED FROM THIS INFORMATION. A. SOPPELSA ARCHITECT INC. DOES NOT ASSUME RESPONSIBILITY FOR ANY INFORMATION THAT MAY NOT BE ACCURATE.

SITE PLAN BASED ON SURVEY OF LOT 137, PLAN 65M-2407, TOWN OF VAUGHAN PREPARED BY HELMUT PILLAR OLS DATED 1986

SITE STATS:
 LOT AREA: 12,780SF/1,187.35M
 HOUSE COVERAGE: 1,938.5SF/180.1SM (NOTE THAT GFA IS 2,844SF/ 264.2SM)
 PROPOSED OUTDOOR AMENITY: 450SF/41.8SM
 LOT COVERAGE:
 1,938.5SF + 450SF = 2,388.5SF/12,780SF
 = 18.7% LOT COVERAGE
 REAR YARD AREA: 709.4SM
 SOFT LANDSCAPING AREA:
 432.9SM + 56.9SM (POOL) = 489.8SM
 = 69% SOFT LANDSCAPING AT REAR



AS AI A. SOPPELSA ARCHITECT INC.

12 PAULSON ROAD, TORONTO, ON, M6M 2H3
 T 416.588.7060 E alessia@as-ai.ca

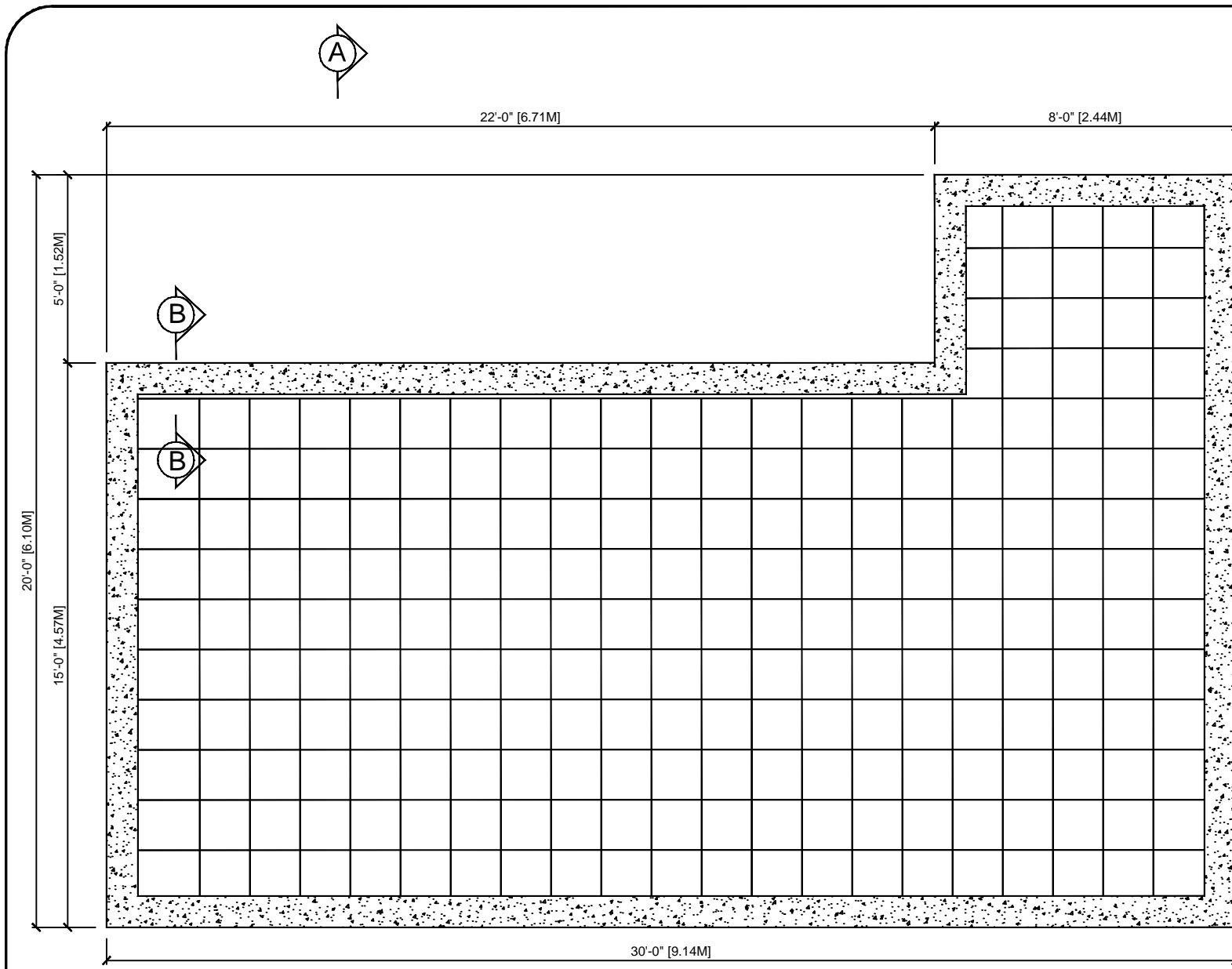


POOL AND OUTDOOR AMENITY AREA PROP.
 26 CHERHILL DRIVE, VAUGHAN

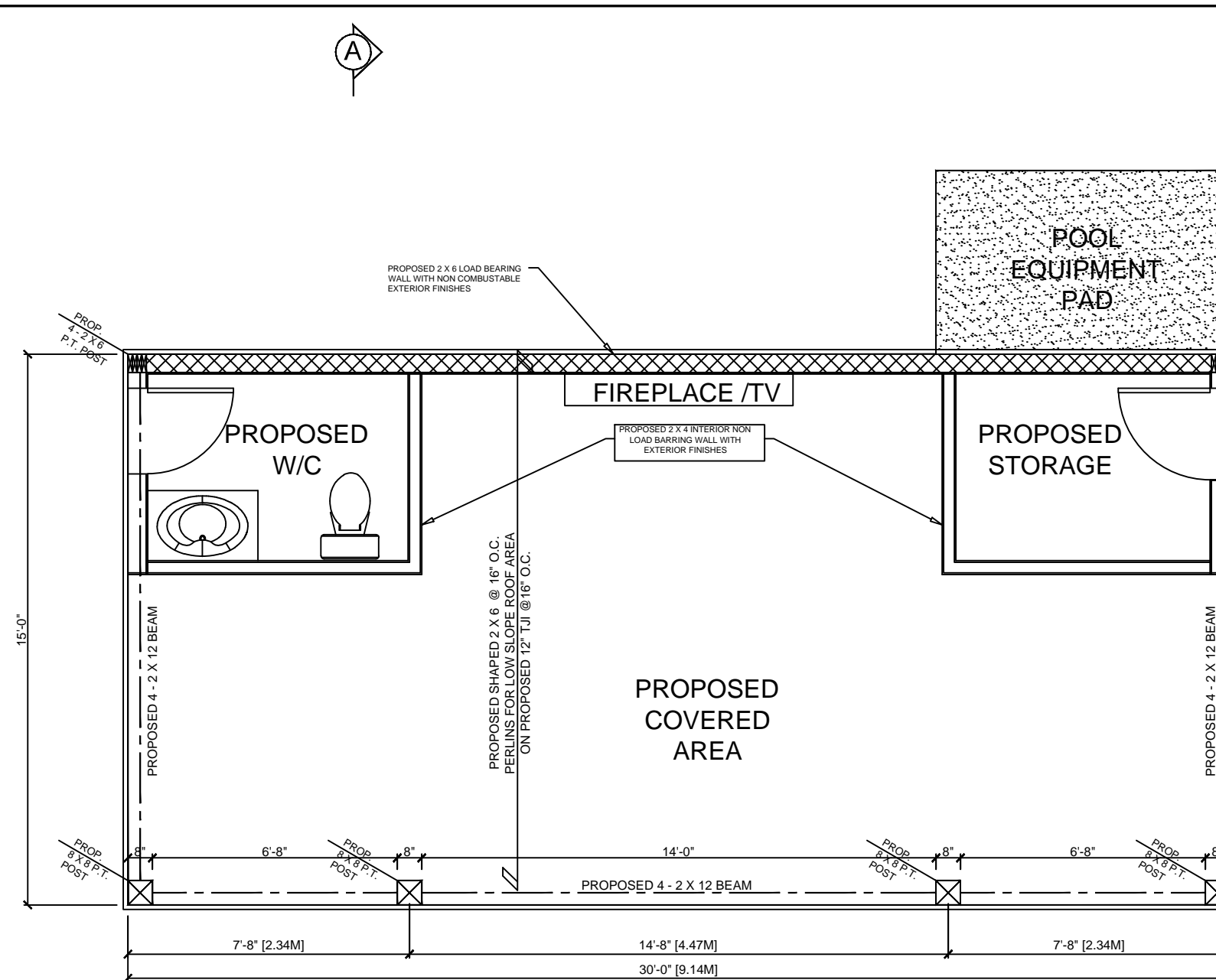
SITE PLAN

1 SITE PLAN - PROPOSED
 SCALE: 1:150

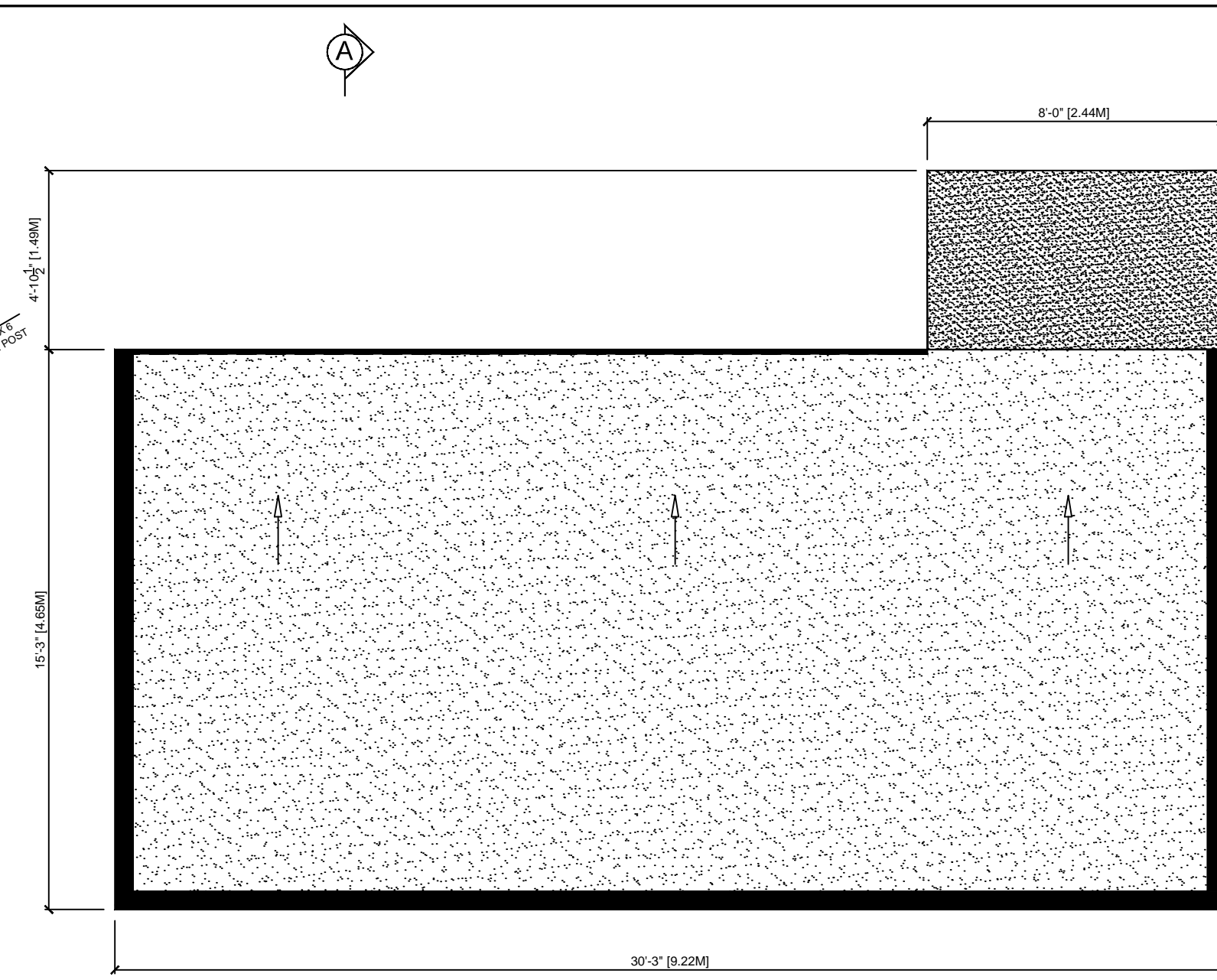
SCALE:	AS NOTED
DRAWN BY:	AS
CHECKED BY:	AS
DATE:	22.07.29
PROJECT NO.:	22116
SHEET NUMBER	



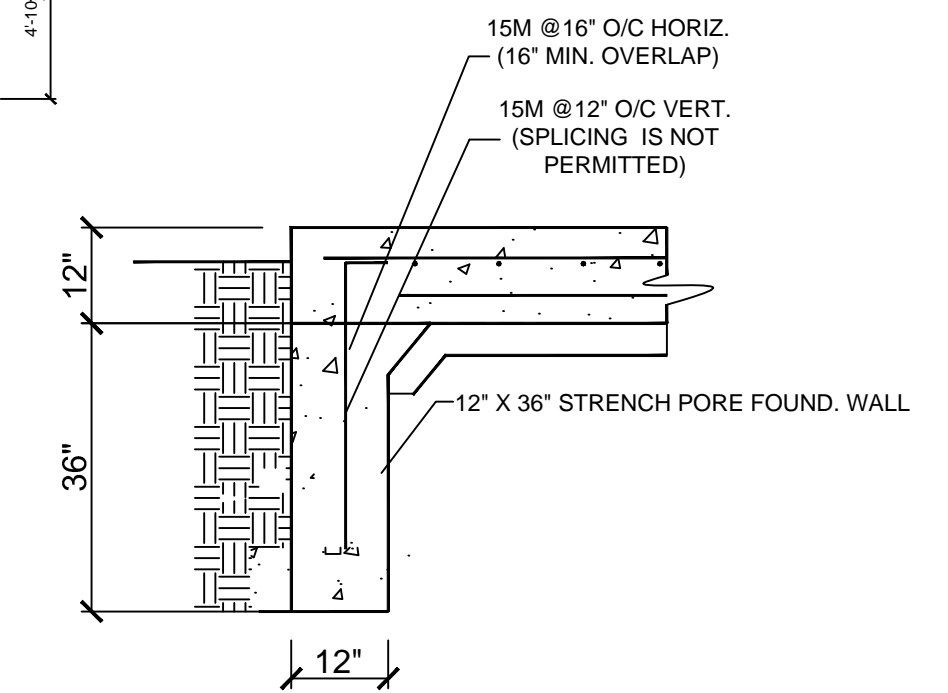
PROPOSED FOUNDATION PLAN



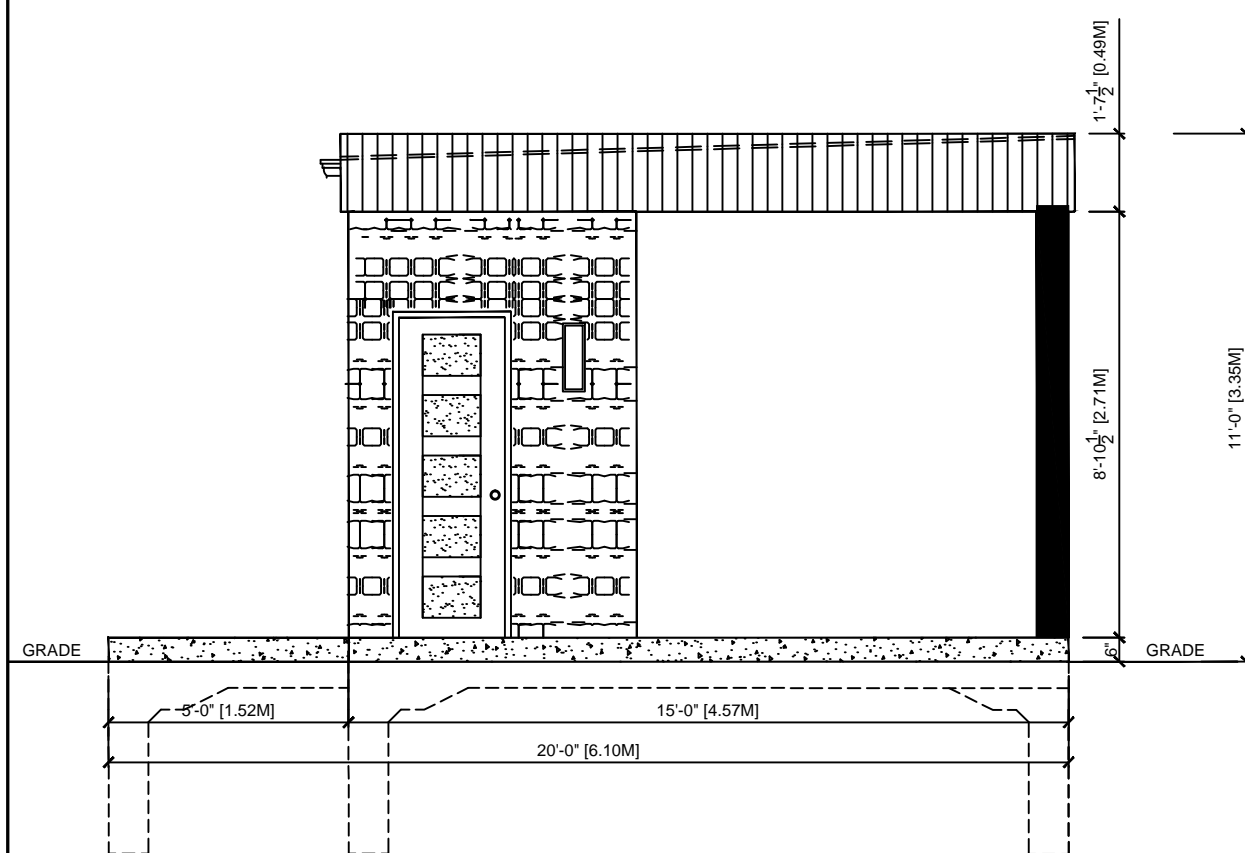
PROPOSED FLOOR PLAN



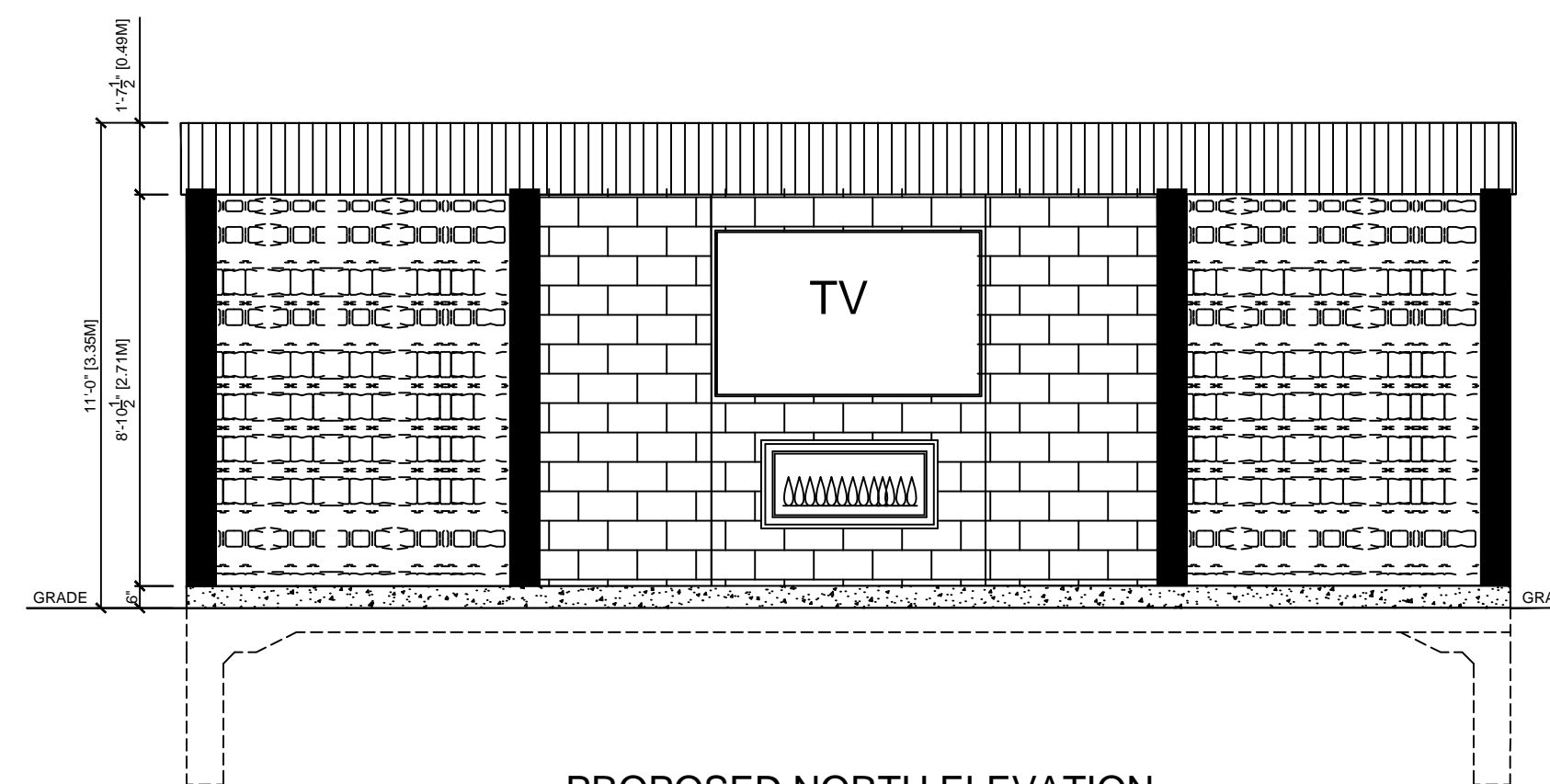
PROPOSED ROOF PLAN



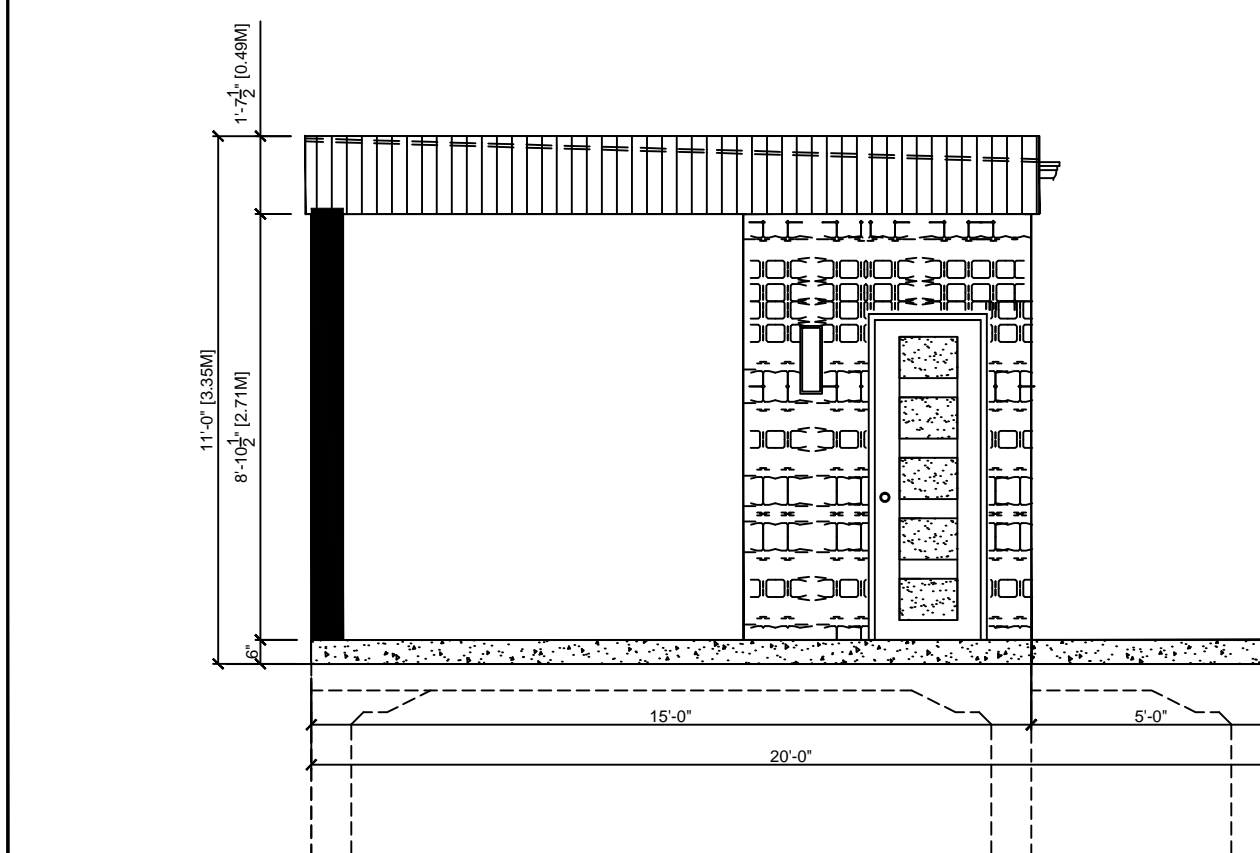
SECTION B-B
SCALE 1/2" = 1'-0"



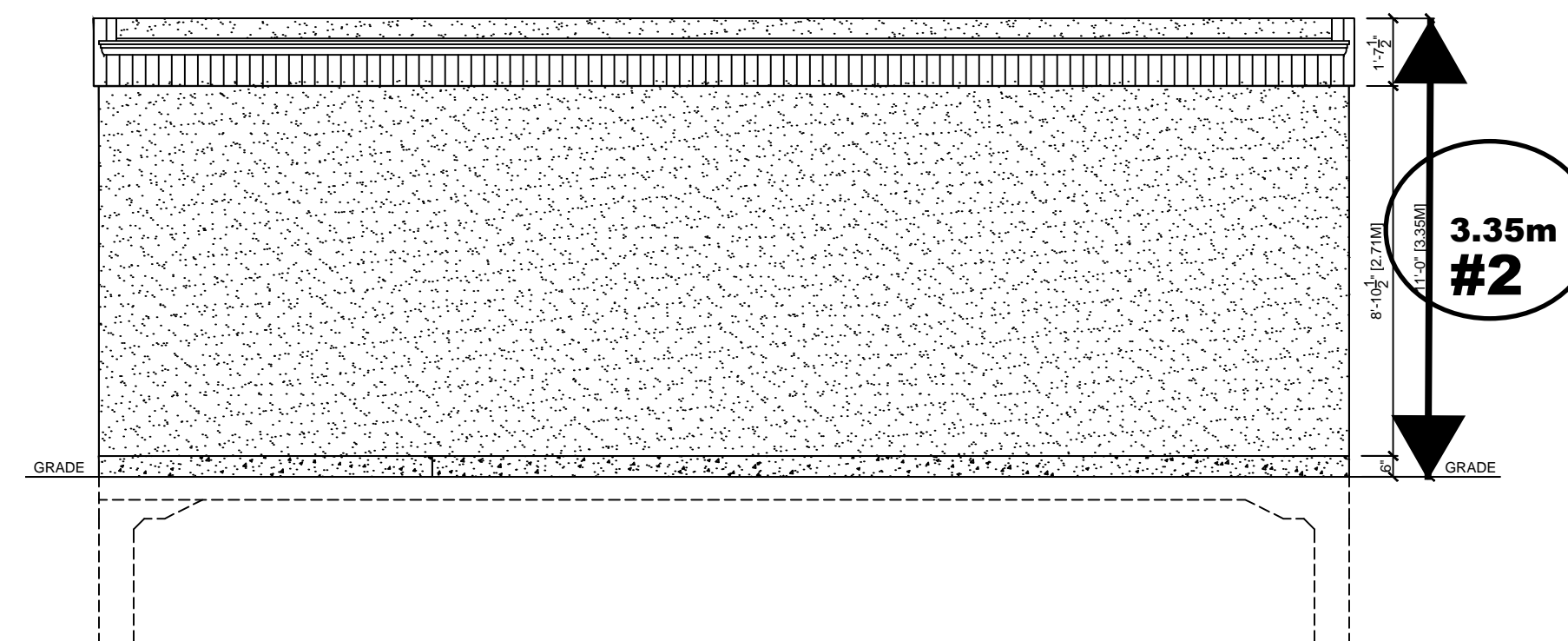
PROPOSED EAST ELEVATION



PROPOSED NORTH ELEVATION

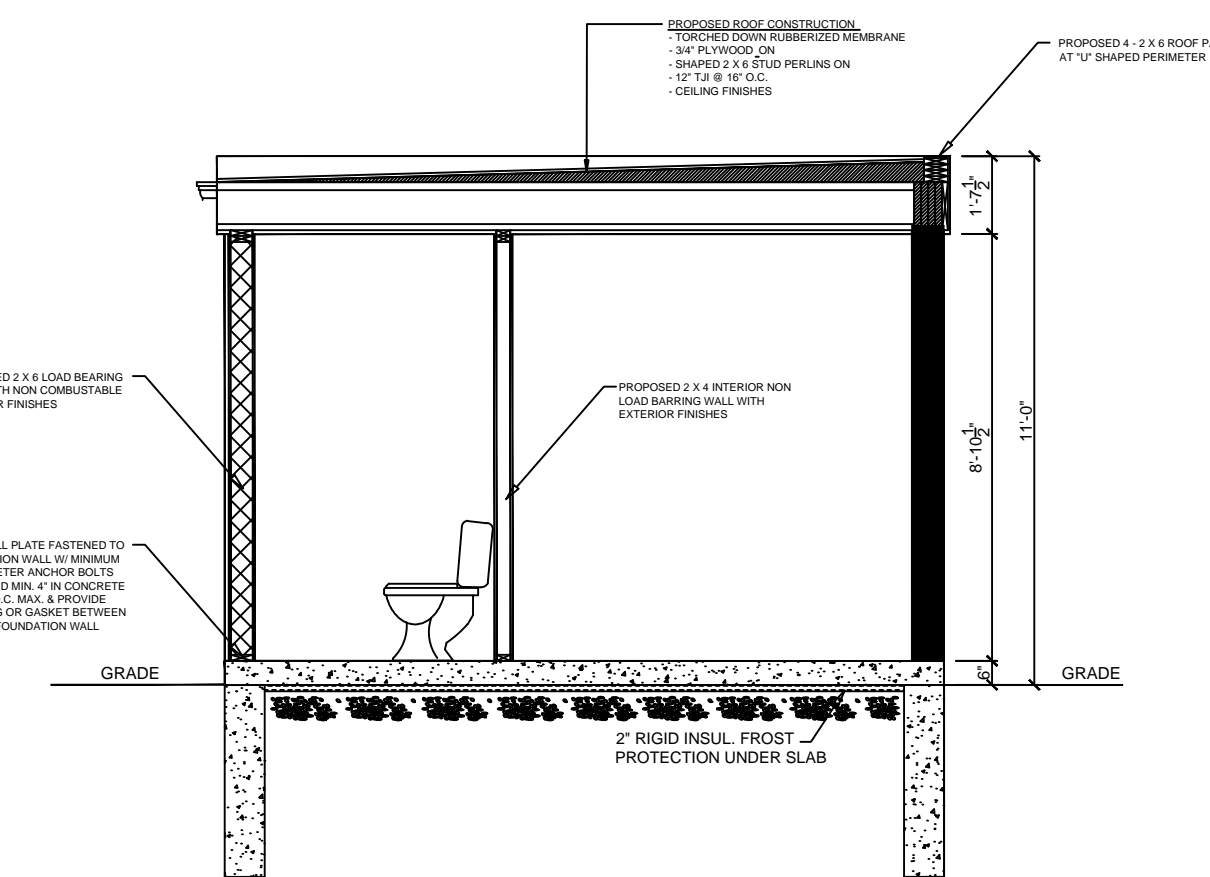


PROPOSED WEST ELEVATION



PROPOSED SOUTH ELEVATION

Received
January 30, 2023



SECTION A-A
SCALE: 3/8" = 1'-0"



FOR STRUCTURAL ELEMENTS

<p>The undersigned has reviewed and takes responsibility for this design, and has the qualifications and experience to design the work shown on the attached documents. Required unless design is exempted under 2.17.4.1. of the building code.</p> <p>QUALITY CONTROL CHECKLIST NAME: ANTHONY STAMBUKA SIGNATURE: [Signature] REGISTRATION INFORMATION: 14750 B.C.N.</p> <p>Required unless design is exempted under 2.17.4.1. of the building code. DIGITECH DESIGNS INC. 31997 B.C.N.</p>		<p>8 FRIMETTE CRESCENT Toronto, On M6N 4W6 416.846.3082 email digitechdesigns@rogers.com</p>	
<p>TITLE: PROPOSED CABANA/POOL AT 26 CHERHILL DRIVE AVE NORTH IN THE CITY OF TORONTO</p>		<p>CLIENT: CHRIS TSATSANIS</p>	
<p>DATE: MARCH 2022</p>		<p>DRAWING NUMBER: A-1</p>	
<p>DRAWN BY: A. GRISOLIA</p>		<p>SCALE: 1/4" = 1'-0"</p>	

Received

February 28, 2023

A341/22

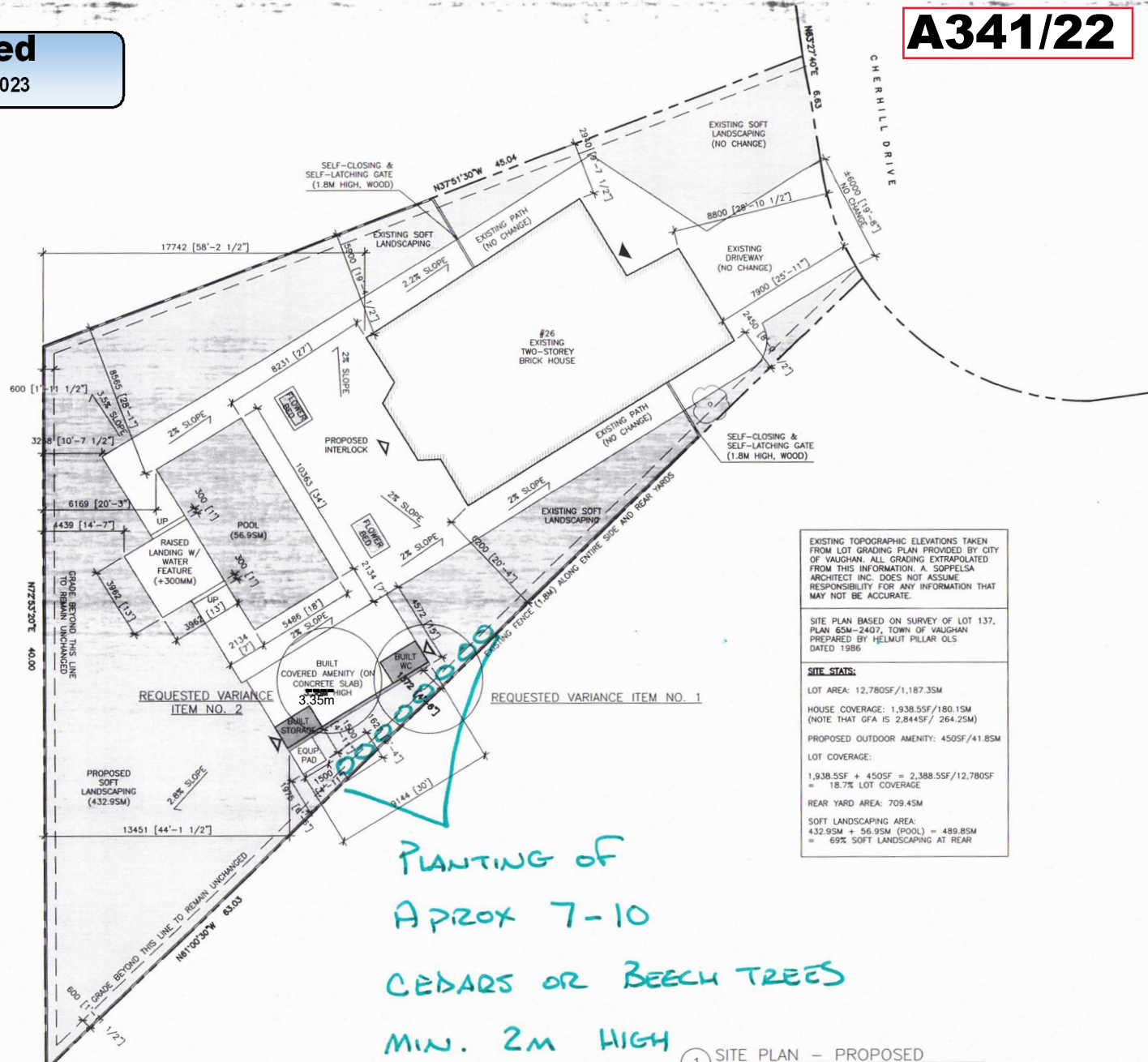
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ALESSIA MILENA SOPPELSA

- EXISTING
- BASE BUILDING/OUT OF SCOPE
- DASHED LINE - TO BE REMOVED

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4. ISSUED FOR C OF A CLARIFICATION	2023.01.12
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 SOFT LANDSCAPING AREA:
 432.95M + 56.95M (POOL) = 489.85M = 69% SOFT LANDSCAPING AT REAR

PLANTING OF
 APPROX 7-10
 CEDARS OR BEECH TREES
 MIN. 2M HIGH

1 SITE PLAN - PROPOSED
 SCALE: 1:150

12 PAULSON ROAD, TORONTO, ON, M6M 2H3
 T 416.588.7060 E alessio@as-ai.ca

AS AI A. SOPPELSA ARCHITECT INC.



POOL AND OUTDOOR AMENITY AREA PROP.
 26 CHERHILL DRIVE, VAUGHAN

SITE PLAN

SCALE:	AS NOTED
DRAWN BY:	AS
CHECKED BY:	AS
DATE:	22.07.29
PROJECT NO.:	22116
SHEET NUMBER	

A0.1

SCHEDULE B: STAFF & AGENCY COMMENTS

DEPT/AGENCY	Circulated	Comments Received	Conditions	Nature of Comments
TRCA *Schedule B	X			No Comments Received to Date
Ministry of Transportation (MTO) *Schedule B				No Comments Received to Date
Region of York *Schedule B	X	X		General Comments
Alectra *Schedule B	X	X		General Comments
Bell Canada *Schedule B	X			No Comments Received to Date
YRDSB *Schedule B				
YCDSB *Schedule B				
CN Rail *Schedule B				
CP Rail *Schedule B				
TransCanada Pipeline *Schedule B	X			No Comments Received to Date
Metrolinx *Schedule B				
Propane Operator *Schedule B				
Development Planning	X			Application under Review
Building Standards (Zoning)	X	X		General Comments

Date: January 25th 2023

Attention: **Christine Vigneault**

RE: Request for Comments

File No.: **A341-22**

Related Files:

Applicant Chris Tsatsanis and Aphrodite Mikroyiannakis

Location 26 Cherhill Drive



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:

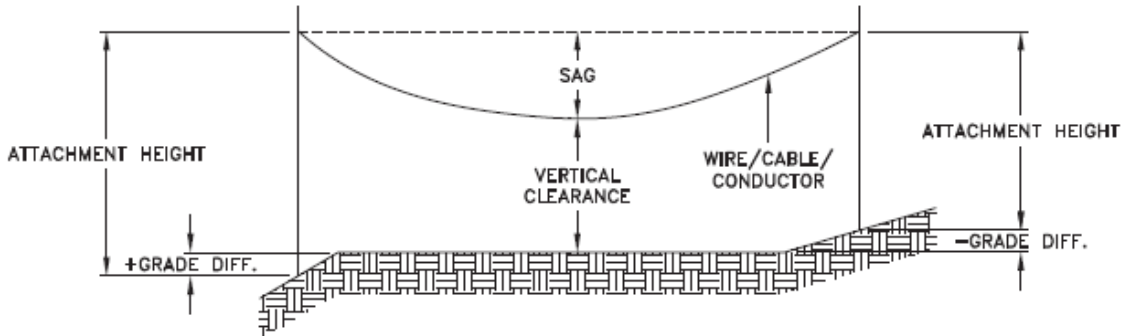
Mr. Stephen Cranley, C.E.T
Supervisor, Distribution Design, ICI & Layouts (North)
Phone: 1-877-963-6900 ext. 31297

E-mail: stephen.cranley@alectrautilities.com

Mitchell Penner
Supervisor, Distribution Design-Subdivisions
Phone: 416-302-6215

Email: Mitchell.Penner@alectrautilities.com

LOCATION OF WIRES, CABLES OR CONDUCTORS	SYSTEM VOLTAGE			
	SPAN GUYS AND COMMUNICATIONS WIRES	UP TO 600V AND NEUTRAL	4.16/2.4kV TO 27.6/16kV (SEE NOTE 1)	44kV
MINIMUM VERTICAL CLEARANCES (SEE NOTE 2)				
OVER OR ALONGSIDE ROADS, DRIVEWAYS OR LANDS ACCESSIBLE TO <u>VEHICLES</u>	442cm	442cm	480cm	520cm
OVER GROUND ACCESSIBLE TO <u>PEDESTRIANS AND BICYCLES ONLY</u>	250cm	310cm	340cm	370cm
ABOVE TOP OF RAIL AT <u>RAILWAY CROSSINGS</u>	730cm	730cm	760cm	810cm



MINIMUM ATTACHMENT HEIGHT = MAXIMUM SAG
 + MINIMUM VERTICAL CLEARANCE (FROM ABOVE TABLE)
 ± GRADE DIFFERENCE
 + 0.3m (VEHICLE OR RAILWAY LOCATION)
 + SNOW DEPTH (PEDESTRIAN LOCATION, SEE NOTE 3)

NOTES:

1. THE MULTIGROUNDED SYSTEM NEUTRAL HAS THE SAME CLEARANCE AS THE 600V SYSTEM.
2. THE VERTICAL CLEARANCES IN THE ABOVE TABLE ARE UNDER MAXIMUM SAG CONDITIONS.
3. REFER TO CSA STANDARD C22.3 No.1, ANNEX D FOR LOCAL SNOW DEPTH VALUES.
4. ALL CLEARANCES ARE IN ACCORDANCE TO CSA STANDARD C22.3.

CONVERSION TABLE

METRIC	IMPERIAL (APPROX)
810cm	27'-0"
760cm	25'-4"
730cm	24'-4"
520cm	17'-4"
480cm	16'-0"
442cm	15'-5"
370cm	12'-4"
340cm	11'-4"
310cm	10'-4"
250cm	8'-4"

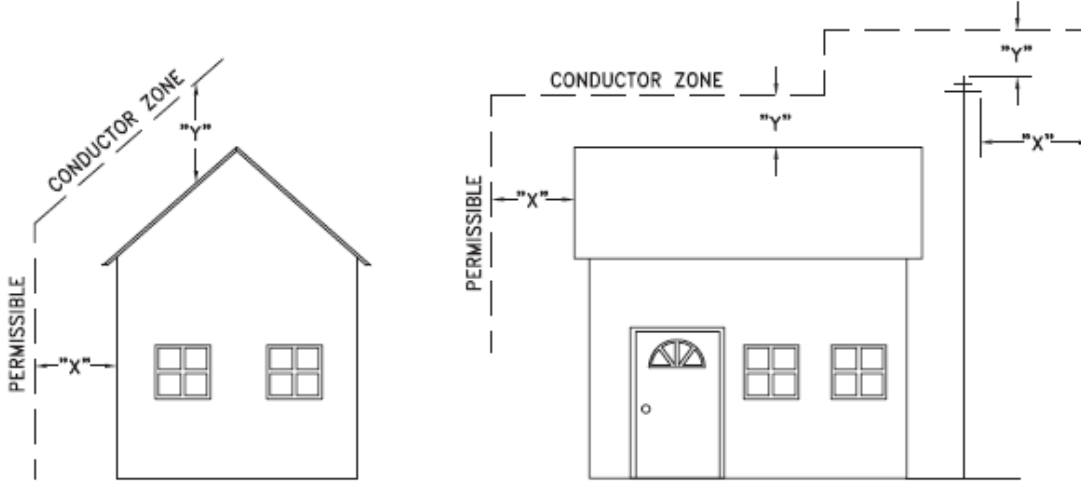
REFERENCES

SAGS AND TENSIONS | SECTION 02

MINIMUM VERTICAL CLEARANCES OF WIRES, CABLES AND CONDUCTORS ABOVE GROUND OR RAILS

ORIGINAL ISSUE DATE: 2010-DEC-24 REVISION NO: R1 REVISION DATE: 2012-JAN-09

Certificate of Approval	
This construction Standard meets the safety requirements of Section 4 of Regulation 22/04	
Joe Crozier, P.Eng.	2012-JAN-09
Name	Date
P.Eng. Approval By:	Joe Crozier



VOLTAGE	MINIMUM HORIZONTAL CLEARANCE UNDER MAXIMUM SWING CONDITIONS DIMENSION "X" (SEE NOTES 1, 3 & 4)	MINIMUM VERTICAL CLEARANCE UNDER MAXIMUM DESIGN SAG CONDITIONS DIMENSION "Y" (SEE NOTES 1, 2, 4 & 5)
0-600V AND NEUTRAL	100cm	250cm
4.16/2.4 TO 44kV	300cm	480cm

NOTES

1. UNDER NO CIRCUMSTANCES SHALL A CONDUCTOR BE PERMITTED TO PENETRATE THE ENVELOPE SHOWN BY THE DOTTED LINE.
2. THE VERTICAL CLEARANCES ARE UNDER CONDITIONS OF MAXIMUM DESIGN SAG.
3. THE HORIZONTAL CLEARANCES ARE UNDER CONDITIONS OF MAXIMUM SWING. WHERE THE CONDUCTOR SWING IS NOT KNOWN A HORIZONTAL CLEARANCE OF 480CM SHALL BE USED.
4. BUILDINGS THAT EXCEED 3 STOREYS OR 15M IN HEIGHT, THE MINIMUM HORIZONTAL CLEARANCE OF THE SECONDARY CONDUCTORS SHOULD BE INCREASED TO 300cm WHERE IT IS NECESSARY TO ALLOW FOR THE RAISING OF LADDERS BY LOCAL FIRE DEPARTMENTS.
5. IN SITUATIONS SUCH AS MULTI-LEVEL GARAGES, WHERE ROOFS ARE NORMALLY USED BY PERSONS AND VEHICLES, THE VERTICAL CLEARANCES OF POWERSTREAM STANDARD 03-1 SHALL APPLY.
6. DISTRIBUTION LINES CONSTRUCTED NEAR BUILDINGS SHALL BE BUILT TO AVOID OVERHANG WHEREVER POSSIBLE. WHERE LINES MUST BE CONSTRUCTED OVER OR ADJACENT TO BUILDINGS THE APPLICABLE HORIZONTAL AND VERTICAL CLEARANCES SHALL BE AT CONDITIONS OF MAXIMUM CONDUCTOR SWING AND MAXIMUM SAG. THE ABOVE CLEARANCES ARE DESIGNED TO PREVENT PERSONS ON OR IN BUILDINGS AS WELL AS EXTERNAL MACHINERY USED IN CONJUNCTION WITH A BUILDING TO COME IN CONTACT WITH CONDUCTORS. EFFORTS SHOULD BE MADE TO INCREASE THESE CLEARANCES WHERE POSSIBLE.
7. ALL CLEARANCES ARE IN ACCORDANCE TO CSA C22.3 NO.1-06 (TABLE-9).

METRIC	IMPERIAL (APPROX)
480cm	16'-0"
300cm	10'-0"
250cm	8'-4"
100cm	3'-4"

MINIMUM VERTICAL & HORIZONTAL CLEARANCES OF CONDUCTORS FROM BUILDINGS OR OTHER PERMANENT STRUCTURES (CONDUCTORS NOT ATTACHED TO BUILDINGS)

Certificate of Approval
This construction Standard meets the safety requirements of Section 4 of Regulation 22/04
Debbie Dadwani, P.Eng. 2010-MAY-05
Name Date
P. Eng. Approval By: *D. Dadwani*

ORIGINAL ISSUE DATE: 2010-MAY-05 REVISION NO: REVISION DATE:
PS:\System Planning and Standards\Standard Design\PowerStream Standards\PowerStream Standards working files\Section 3-1-02\WG 03-4 R0 May 5, 2010.dwg, 5/5/2010 10:22:02 AM, Adobe PDF

To: Committee of Adjustment
From: Bernd Paessler, Building Standards Department
Date: March 29, 2023
Applicant: Chris & Aphrodite Mikroyiannakis
Location: 26 Cherhill Drive PLAN 65M2407 Lot 137
File No.(s): A341/22

Zoning Classification:

The subject lands are zoned R3(EN) –Residential Zone (Established Neighbourhood) and subject to the provisions of Exception 14.295 under Zoning By-law 001-2021, as amended.

#	Zoning By-law 001-2021	Variance requested
1	The minimum required interior side yard setback for the Residential Accessory structure is 2.4m. Section 4.1.2 1b.	To permit a minimum interior side yard setback of 1.37m to the Residential accessory structure.
2	The maximum building height for the Residential Accessory structure is 3.0m. Section 4.1.4 1.	To permit a maximum building height of 3.35m for the Residential accessory structure.

Staff Comments:

Stop Work Order(s) and Order(s) to Comply:

Order No. 22-128834, Order to Comply for Construction of Cabana approximately 30' x 15' x 11' (L x W x H) with washroom in the rear yard of the house prior to obtaining the required building permit., Issue Date: Aug 10, 2022

Building Permit(s) Issued:

Building Permit No. 22-127975 for Shed/Gazebo - New, Issue Date: (Not Yet Issued)

Other Comments:

General Comments	
1	The applicant shall be advised that additional variances may be required upon review of detailed drawing for building permit/site plan approval.

Conditions of Approval:

If the committee finds merit in the application, the following conditions of approval are recommended.

* Comments are based on the review of documentation supplied with this application.

Lenore Providence

Subject: FW: [External] RE: A341/22 (26 Cherhill Drive) - REQUEST FOR COMMENTS, CITY OF VAUGHAN

From: Development Services <developmentsservices@york.ca>

Sent: February-02-23 4:29 PM

To: Christine Vigneault <Christine.Vigneault@vaughan.ca>

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

Subject: [External] RE: A341/22 (26 Cherhill Drive) - REQUEST FOR COMMENTS, CITY OF VAUGHAN

Hi Christine,

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

Many thanks,

Our working hours may be different. Please do not feel obligated to reply outside of your scheduled working hours. Let's work together to help foster healthy work-life boundaries.

Niranjan Rajevan, M.Pl. | Associate Planner, Programs and Process Improvement, Planning and Economic Development, Corporate Services

The Regional Municipality of York | 17250 Yonge Street | Newmarket, ON L3Y 6Z1
1-877-464-9675 ext. 71521 | niranjan.rajevan@york.ca | www.york.ca

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SCHEDULE C: PUBLIC & APPLICANT CORRESPONDENCE

Correspondence Type	Name	Address	Date Received (mm/dd/yyyy)	Summary
Public	Adrian & Anahita Jakibchuck	30 Cherhill Drive	03/01/23	Letter of Objection/Concern

Adrian & Anahita Jakibchuk
30 Cherhill Drive
Maple, ON
L6A 1H6

March 1, 2023

To Committee of Adjustment Members

Re: Minor Variance Application A341/22 (26 Cherhill Drive)

We are the residents of 30 Cherhill Drive, the property directly to the south of the subject property.

We have not only seen the proposed site plans and drawings for the new cabana at 26 Cherhill Drive but, given that the structure itself has already been erected, we have a first-hand understanding of the impact the granting of the variances will have on our property. We note in this regard that the cabana in question backs onto the fence between our property and that of our neighbour at 26 Cherhill Drive ("the Applicant"). We understand that the variance requested by the Applicant to permit a reduction in the interior side yard setback for the cabana effectively relates to the distance between the cabana and the property line between our respective properties.

The most significant concern we have with the cabana in its current form (with a significantly reduced interior side yard setback and a height taller than the City's By-Law 001-2021 allows) is its considerable negative impact on the privacy of our home.

The cabana has been designed and built in such a way that the door to the washroom of the cabana structure is not accessible from the interior of the cabana structure but rather from the exterior of the cabana, and effectively faces out towards our property (see photographs attached taken from the first-floor windows of our home). Because the cabana has been built closer to the fence between our properties than the by-laws permit, the door to the washroom is even closer to our property than would otherwise be the case.

Moreover, the ground on which the cabana sits certainly appears to have been elevated when it was graded, such that individuals standing at the doorway to the washroom are raised above the level they would previously have been before construction began on the cabana. The open interior area of the cabana likewise appears to have been raised above the prior level of the ground. This, we imagine, is part of the reason why the Applicants are now asking for a variance to be granted in respect of the by-law concerning the maximum building height for the cabana.

The combination of these two factors - the proximity of the cabana to our property and the increased ground elevation of the floor of the cabana - has now made it possible for us to clearly see, through the windows in both our kitchen and our family room, the heads, shoulders and, in the case of taller individuals, upper chests, of any adults who are standing at the entrance to the cabana washroom (and, to a somewhat lesser extent, individuals standing in the open interior area of the cabana). This is unfortunately the case notwithstanding the fence between our properties.

The fact that we can clearly see the heads and shoulders of individuals standing at the entrance to the cabana washroom likewise means that individuals, when standing there, when exiting the washroom and when walking to the washroom (and to a lesser extent even when standing in the open interior area of the cabana), are able to clearly see into our home - specifically into our family room (where we have 6.5 foot tall windows) and into our kitchen where we also have large windows. This negative impact that the cabana (as currently designed and built) has on our privacy is a very significant concern for our family. We would effectively have little to no privacy when in these rooms.

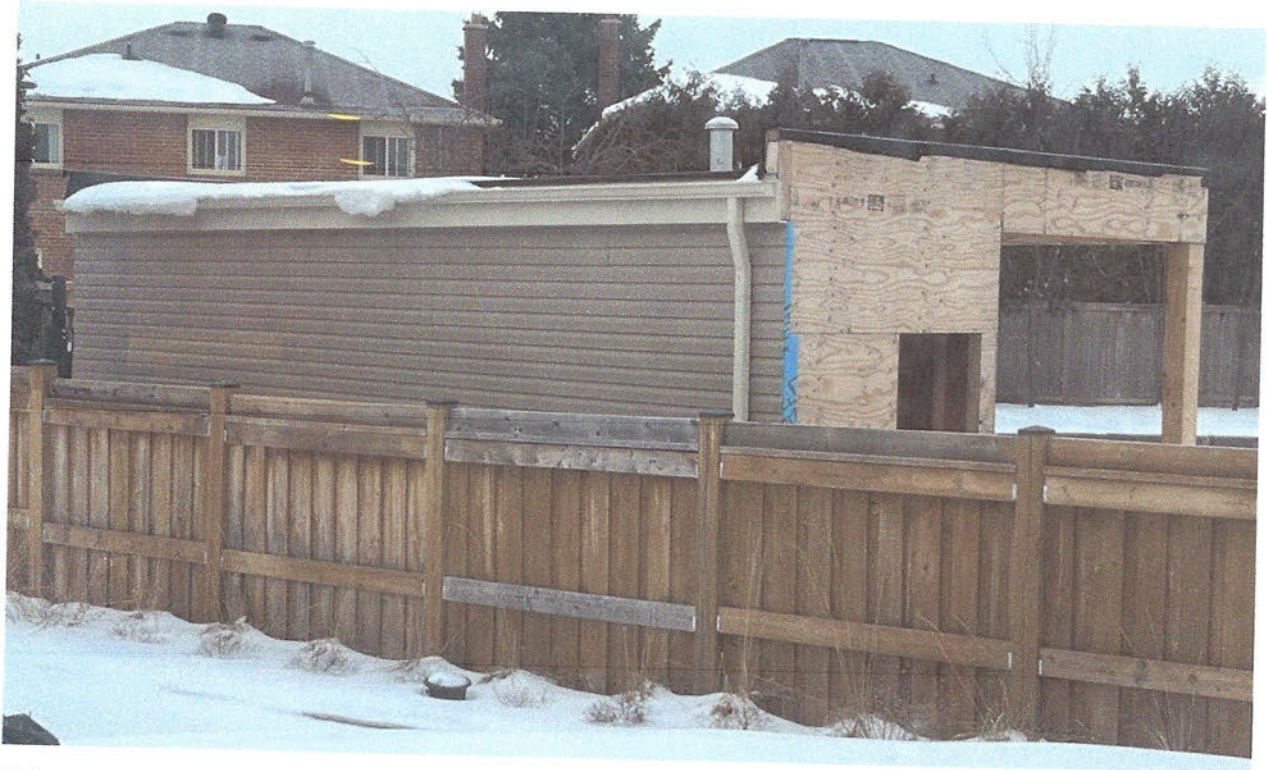
We have raised this concern with our neighbours at 26 Cherhill. While we made clear to our neighbours that we would have preferred that the entrance to the washroom not be built in such a way as to face in the direction of our property (and that it instead face to the interior of the cabana), we understand they are opposed to making such a change. As such, we discussed with them other alternative measures to ensure that our privacy is respected. The measures discussed included the installation of both a privacy screen/fence on the Applicant's property that would be taller than the entrance to the washroom and would block all visibility of the first-floor windows of our house from the cabana, together with the planting of several large cedars of 8-10 feet in height in the line of sight between the cabana and our home. We presented such a written proposal to the Applicant on February 19, 2023 but, as of the writing of these submissions, have not received confirmation from the Applicant that they are in agreement.

As such, we write to the Committee of Adjustment to make known our serious concerns regarding the impact the granting of the variances will have on the privacy of our home if not subject to conditions to ensure our privacy.

Sincerely,



Adrian and Anahita Jakibchuk



Full view of cabana from kitchen windows



Full view of cabana from upstairs windows



View of cabana washroom doorway from kitchen windows



View of cabana washroom doorway from family room windows







