

| | |
|------------------|---|
| ITEM: 6.1 | COMMITTEE OF ADJUSTMENT REPORT SUMMARY MINOR VARIANCE APPLICATION FILE NUMBER A003/23 62 VIRTUE CRESCENT, WOODBRIDGE |
|------------------|---|

**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 checked="" type="checkbox"/> | <input type="checkbox"/> | Recommend Approval/No Conditions |
| 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 checked="" type="checkbox"/> | <input type="checkbox"/> | General Comments |
| 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 checked="" type="checkbox"/> | <input type="checkbox"/> | General Comments |
| Ministry of Transportation (MTO) | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | General Comments |
| Region of York | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | No Comments Received to Date |
| 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 | Sanjeev Malhotra | 56 Virtue Crescent | 12/07/2023 | Letter concerning drainage and grading |

PREVIOUS COA DECISIONS ON THE SUBJECT LAND

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

| File Number | Date of Decision | Decision Outcome |
|-------------|------------------|------------------|
|-------------|------------------|------------------|

PREVIOUS COA DECISIONS ON THE SUBJECT LAND

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

| | MM/DD/YYYY | |
|------|------------|--|
| None | | |

ADJOURNMENT HISTORY

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

| | |
|------|--|
| None | |
|------|--|



**COMMITTEE OF ADJUSTMENT REPORT
MINOR VARIANCE APPLICATION
A003/23
62 VIRTUE CRESCENT, WOODBRIDGE**

| | |
|--|---|
| ITEM NUMBER: 6.1 | CITY WARD #: 3 |
| APPLICANT: | Mauricio & Maria Wilches |
| AGENT: | Luis Calle |
| PROPERTY: | 62 Virtue Crescent, Woodbridge |
| 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 gazebo/pergola and pool house. |

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

The subject lands are zoned R1 First Density Residential Zone and subject to the provisions of Exception 14.928 under Zoning By-law 001-2021, as amended.

| # | Zoning By-law 001-2021 | Variance requested |
|---|---|---|
| 1 | A residential accessory structure with a height greater than 2.8 m shall not be located closer than 2.4 m to any lot line. Section 4.1.2 1b | To permit a rear yard setback of 0.19m for the residential accessory structure. |
| 2 | A residential accessory structure with a height greater than 2.8 m shall not be located closer than 2.4 m to any lot line. Section 4.1.2 1b | To permit an interior side yard setback of 0.31m for the residential accessory structure. |
| 3 | The minimum required interior side yard setback to the pool house addition is 1.2m. Section 7.2.2 Table 7-3 | To permit a minimum interior side yard setback of 0.0m for the pool house addition. |
| 4 | The maximum permitted height for the residential accessory structure is 3.0m. Section 4.1.4 1 | To permit a maximum height of 3.28m for the residential accessory structure. |

HEARING INFORMATION

DATE OF MEETING: Thursday, January 11, 2024
TIME: 6:00 p.m.
MEETING LOCATION: Vaughan City Hall, Woodbridge Room (2nd Floor), 2141 Major Mackenzie Drive
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

To speak electronically, pre-registration is required by completing the [Request to Speak Form](#) on-line and submitting it to cofa@vaughan.ca no later than NOON on the last business day before the meeting.

THE DEADLINE TO REGISTER TO SPEAK ELECTRONICALLY 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.

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: | December 21, 2023 |
| Date Applicant Confirmed Posting of Sign: | December 21, 2023 |
| Applicant Justification for Variances: <small>*As provided by Applicant in Application Form</small> | We would like to match the existing gazebo. - and to match the existing, we need to ask for relief of the by-laws, also the rear yard is smaller in than most backyards. The pool house is also existing |
| 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 |
|---|------|

DEVELOPMENT PLANNING COMMENTS

**See Schedule B for Development Planning Comments.

| | |
|---|------|
| Development Planning Recommended Conditions of Approval: | None |
|---|------|

DEVELOPMENT ENGINEERING COMMENTS

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

Due to the size of the proposed Gazebo on the subject property, which measures 11.26 m², the Owner/Applicant must acquire a Lot Grading Permit from the Development Inspection and Lot Grading Division of the City's Development Engineering Department. It's important note that any in-ground structure exceeding 10 m² necessitates a Grading Permit. Once the Grading Permit is obtained, please reach out to the Development Engineering Reviewer to clear the Condition imposed on this

DEVELOPMENT ENGINEERING COMMENTS

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

application. The Development Engineering Department does not object to the Minor Variance application A003/23, subject to the following condition(s):

| | |
|--|---|
| Development Engineering Recommended Conditions of Approval: | The Owner/Applicant shall submit an application and obtain an approved Grading Permit before initiating any work on the property. The Final Lot Grading and/or Servicing Plan will be required for the Grading Permit Application. Please visit the Permits page of the City of Vaughan's website: Permits City of Vaughan to apply for a Grading Permit. For any inquiries regarding the Grading Permit, please email DEPermits@vaughan.ca |
|--|---|

PARKS, FORESTRY & HORTICULTURE (PFH) COMMENTS

Forestry has no comments at this time.

| | |
|--|------|
| PFH Recommended Conditions of Approval: | None |
|--|------|

DEVELOPMENT FINANCE COMMENTS

No comment no concerns

| | |
|--|------|
| Development Finance Recommended Conditions of Approval: | None |
|--|------|

BY-LAW AND COMPLIANCE, LICENSING AND PERMIT SERVICES COMMENTS

No objection or comments.

| | |
|--|------|
| BCLPS Recommended Conditions of Approval: | None |
|--|------|

BUILDING INSPECTION (SEPTIC) COMMENTS

No comments received to date

| | |
|--|------|
| Building Inspection Recommended Conditions of Approval: | None |
|--|------|

FIRE DEPARTMENT COMMENTS

No comments received to date

| | |
|--|------|
| Fire Department Recommended Conditions of Approval: | None |
|--|------|

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 Engineering Rex.bondad@vaughan.ca | The Owner/Applicant shall submit an application and obtain an approved Grading Permit before initiating any work on the property. The Final Lot Grading and/or Servicing Plan will be required for the Grading Permit Application. Please visit the Permits page of the City of Vaughan's website: Permits City of Vaughan to apply for a Grading |

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.

Permit. For any inquiries regarding the Grading Permit, please email 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.

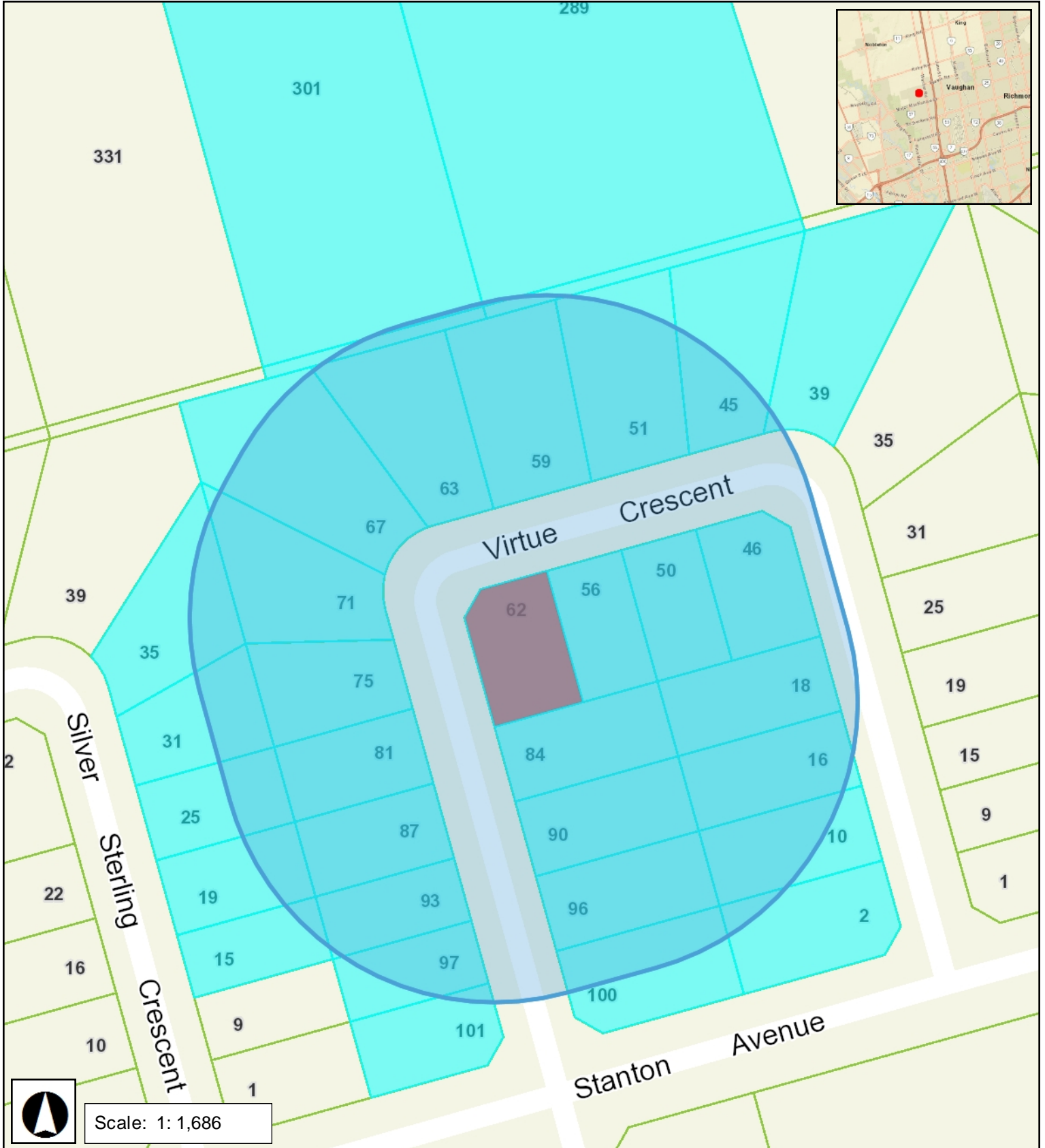
That the payment of the Education Development Charge if required, is payable to the City of Vaughan before issuance of a building permit in accordance with the Development Charges Act and the Boards of Education By-laws in effect at the time of payment

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

62 Virtue Crescent, Woodbridge



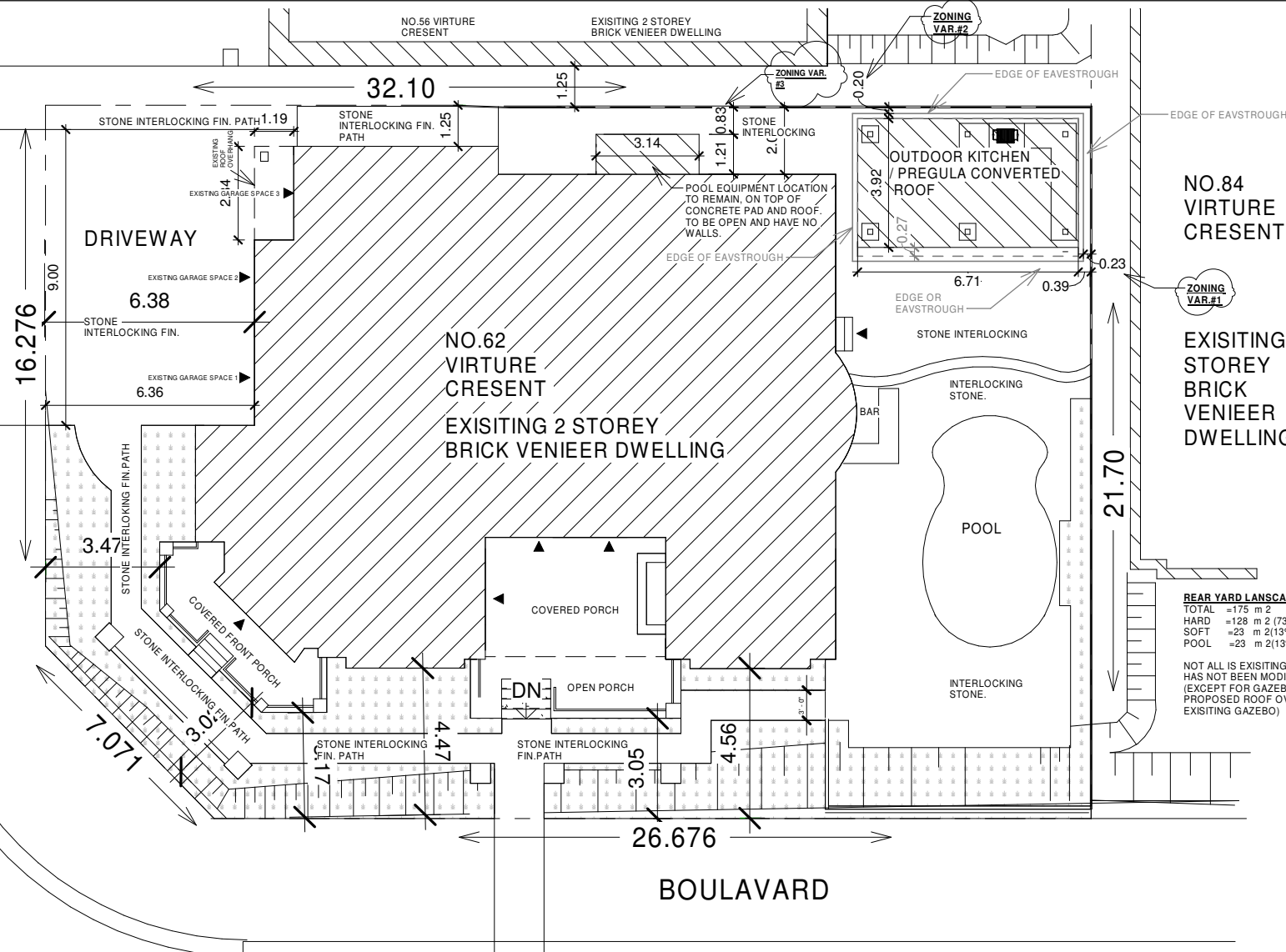
Scale: 1:1,686

REAR YARD LANDSCAPING
 TOTAL = 212 m²
 HARD = 93 m² (43%)
 SOFT = 119 m² (56%)

NOTE ALL IS EXISTING AND HAS NOT BEEN MODIFIED

VIRTUE CRESENT

BOULAVARD



NO.84 VIRTUE CRESENT

EXISTING 2 STOREY BRICK VENIEER DWELLING

REAR YARD LANDSCAPING
 TOTAL = 175 m²
 HARD = 128 m² (73%)
 SOFT = 23 m² (13%)
 POOL = 23 m² (13%)

NOTE ALL IS EXISTING AND HAS NOT BEEN MODIFIED (EXCEPT FOR GAZEBO, A PROPOSED ROOF OVER EXISTING GAZEBO)

SITE STATISTICS

| | | | |
|---------------------|--------------------|-----------------------|--------|
| FRONT YARD SET BACK | -3.47m | SID YARD SET BACK (E) | -2.05m |
| REAR YARD SETBACK | -7.74m | SID YARD SET BACK (W) | -4.55m |
| LOT AREA | -676m ² | | |
| LOT COVERAGE | -296m ² | | |

INTERIOR FLOOR AREA

| | |
|----------------|---------------------|
| BASEMENT FLOOR | =178 m ² |
| FIRST FLOOR | =195 m ² |
| SECOND FLOOR | =254 m ² |

EXISTING PORCH AND BLACONY

| | |
|---------------|--------------------|
| FRONT BALCONY | =13 m ² |
| SIDE BLACONY | =30 m ² |

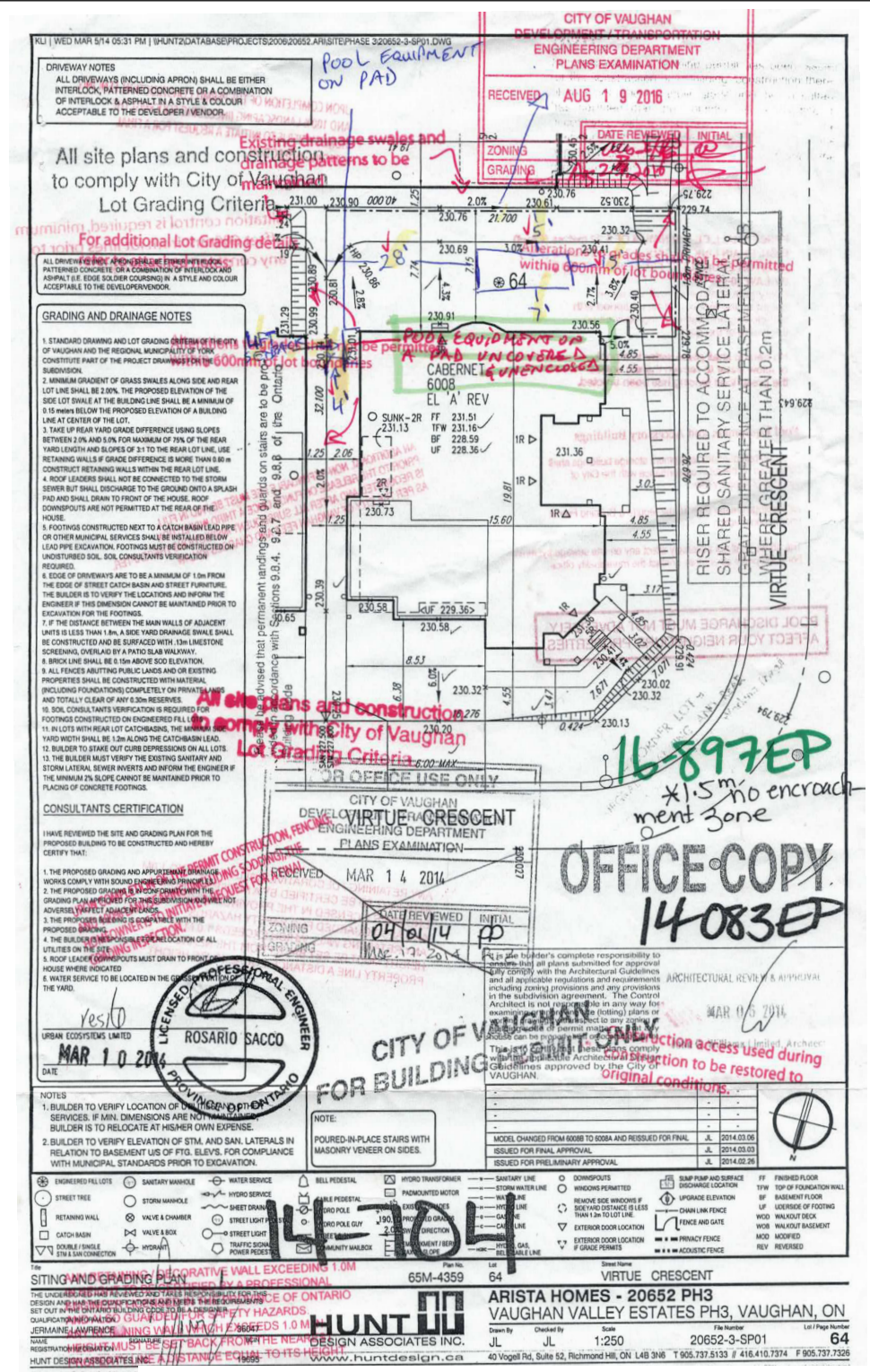
LANDSCAPING

| | |
|-------|---------------------------|
| TOTAL | =362 m ² |
| HARD | =222 m ² (61%) |
| SOFT | =117 m ² (32%) |
| POOL | = 23 m ² (6%) |

A003/23

RECEIVED

By attwalap at 10:58 am, Dec 14, 2023



CITY OF VAUGHAN DEVELOPMENT & TRANSPORTATION ENGINEERING DEPARTMENT PLANS EXAMINATION

RECEIVED MAR 14 2014

DATE REVIEWED INITIAL
04/01/14 PP

DATE REVIEWED INITIAL
AUG 19 2016

14-083EP

16-897EP

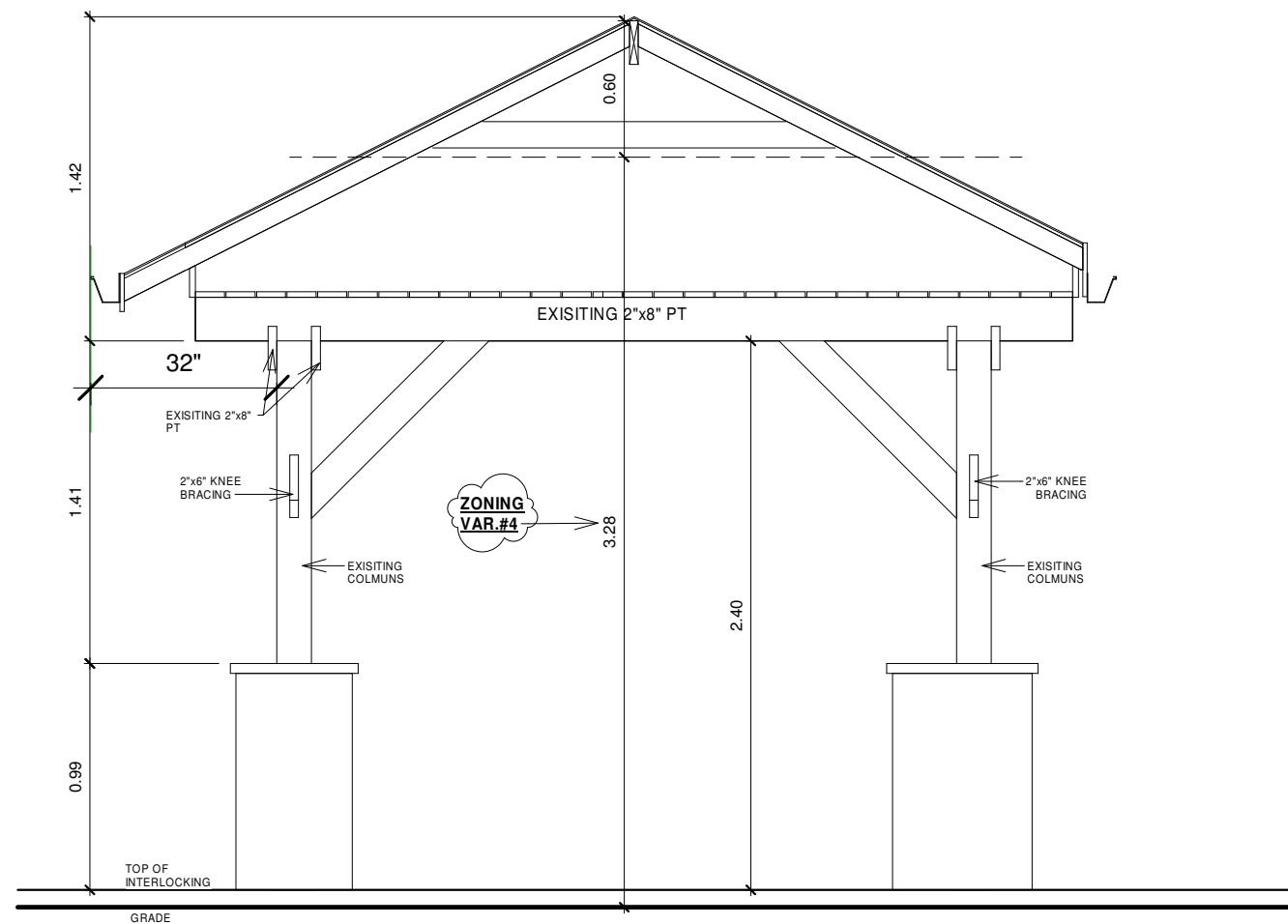
OFFICE COPY

PLANS PREPARED BY APPLICANT

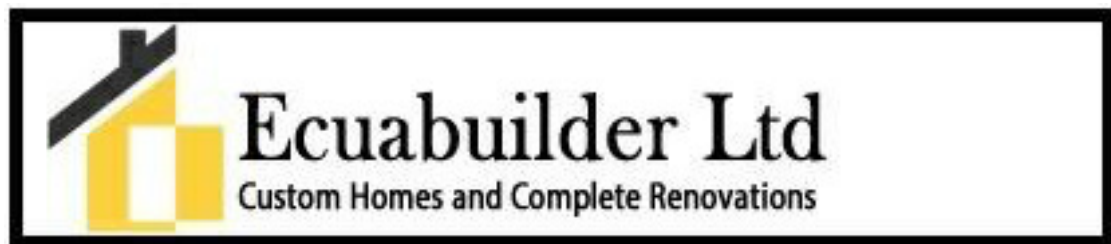


62
 VIRTUE CRESENT

| | | |
|------------------|------------|---------------------|
| SITE PLAN | | A101 |
| Project number | 2021-8 | |
| Date | 2021-08-01 | |
| Drawn by | J.C | |
| Checked by | Checker | Scale 1/16" = 1'-0" |

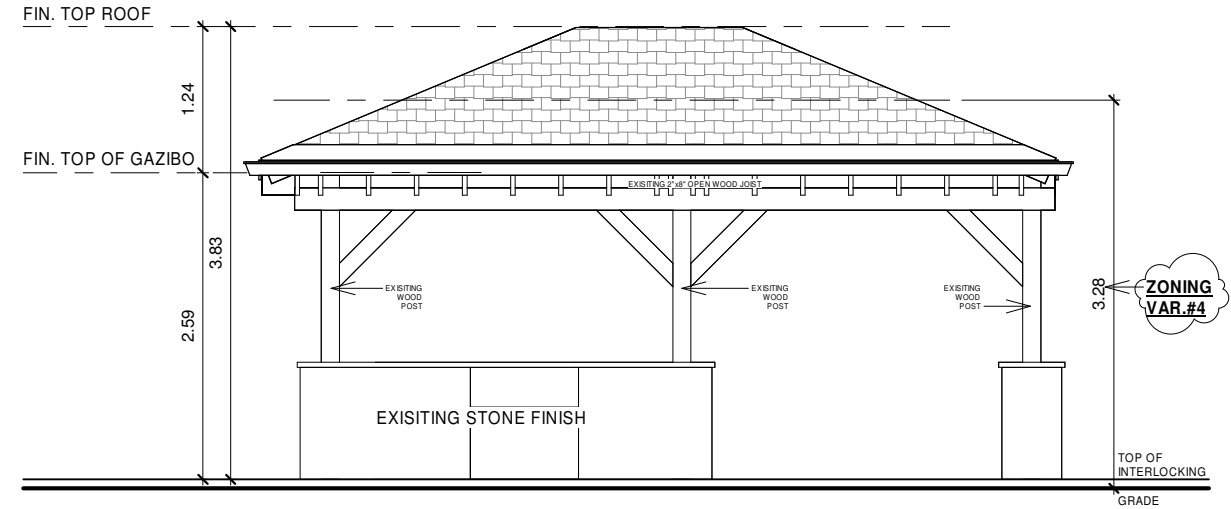
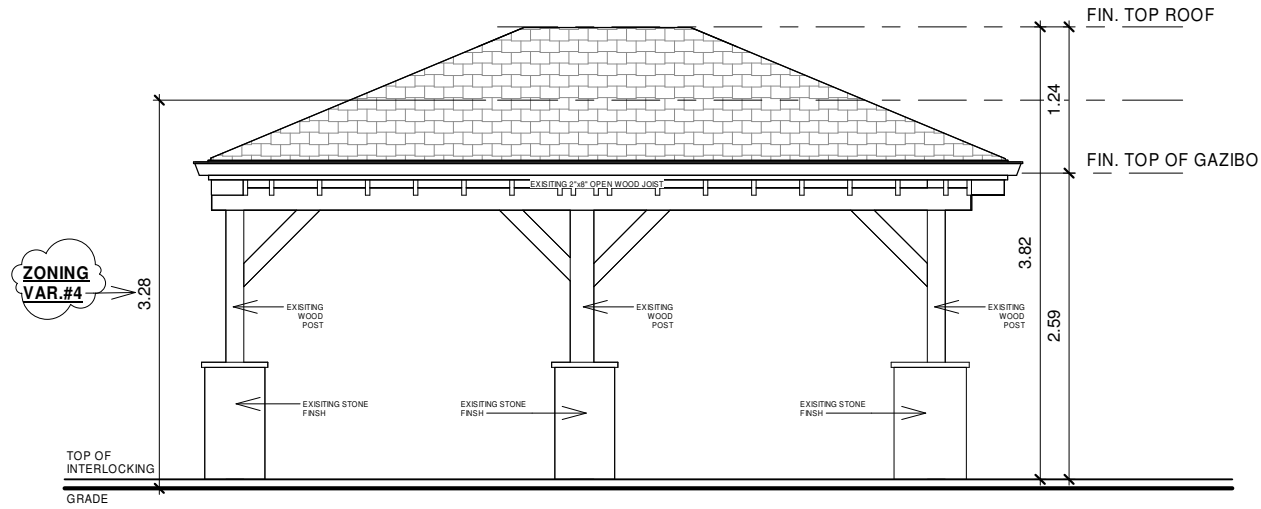
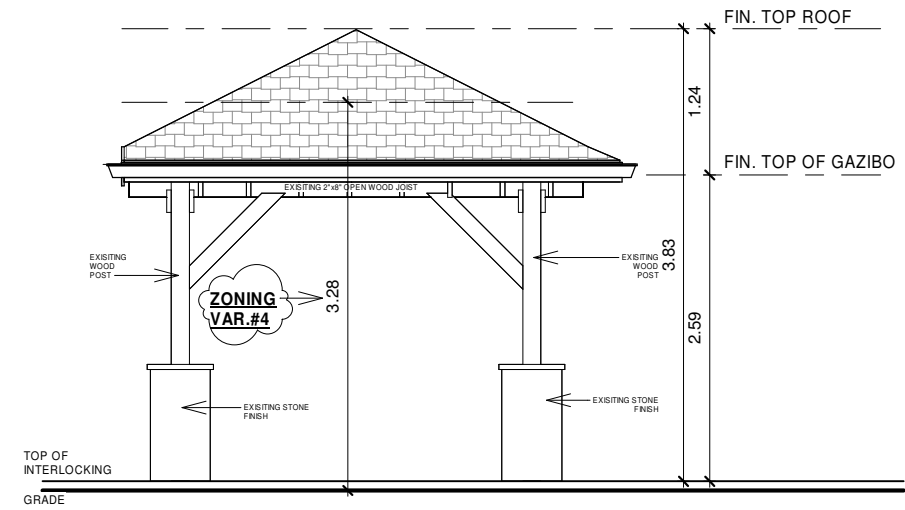
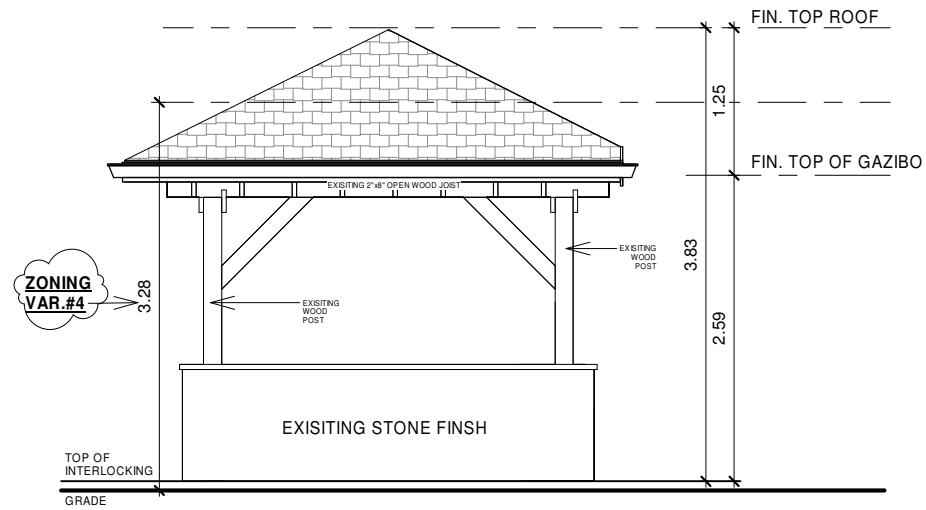


① Section 3
3/8" = 1'-0"



62
VIRTUE CRESENT

| | | |
|------------------|------------|-----------------------------------|
| GAZIBO ROOF SEC. | | A106 Scale 3/8" = 1'-0" |
| Project number | 2021-8 | |
| Date | 2021-08-01 | |
| Drawn by | Author | |
| Checked by | Checker | |



62
VIRTUE CRESENT

GAZIBO ELEVATIONS

| | |
|----------------|------------|
| Project number | 2021-8 |
| Date | 2021-08-01 |
| Drawn by | Author |
| Checked by | Checker |

A107
Scale 3/16" = 1'-0"

Received from Applicant

AUGUST 2, 2023

A003/23



Received from Applicant

AUGUST 2, 2023

A003/23



Received from Applicant

AUGUST 2, 2023

A003/23



Received from Applicant

AUGUST 2, 2023

A003/23



SCHEDULE B: STAFF & AGENCY COMMENTS

| DEPT/AGENCY | Circulated | Comments Received | Conditions | Nature of Comments |
|----------------------------------|-------------------------------------|-------------------------------------|--------------------------|----------------------------------|
| TRCA | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | General Comments |
| Ministry of Transportation (MTO) | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | General Comments |
| Region of York | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | No Comments Received to Date |
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| 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"/> | |
| Development Planning | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | | Recommend Approval/No Conditions |
| Building Standards (Zoning) | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | | General Comments |

Date: October 17th 2023

Attention: **Christine Vigneault**

RE: Request for Comments

File No.: **A003-23**

Related Files:

Applicant Mauricio Wilches and Maria Marlene Wilches

Location 62 Virtue Crescent

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, 03-9), attached
- Canadian Standards Association, latest edition (Basic Clearances)

If more information is required, please contact either of the following:

Stephen Cranley, C.E.T

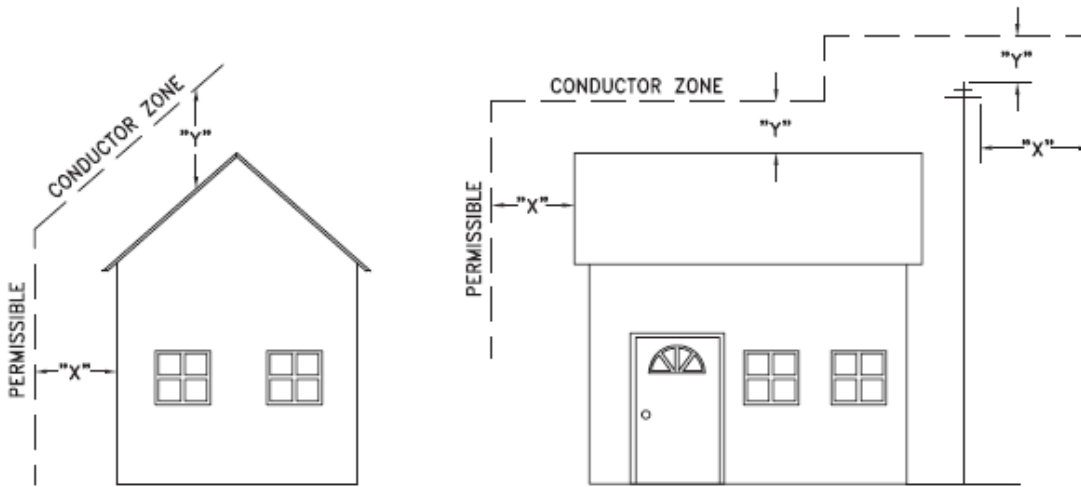
Mitchell Penner

Supervisor, Distribution Design, ICI & Layouts (North)
Phone: 1-877-963-6900 ext. 31297

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

E-mail: stephen.cranley@alecrautilities.com

Email: Mitchell.Penner@alecrautilities.com



| VOLTAGE | MINIMUM HORIZONTAL CLEARNACE 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

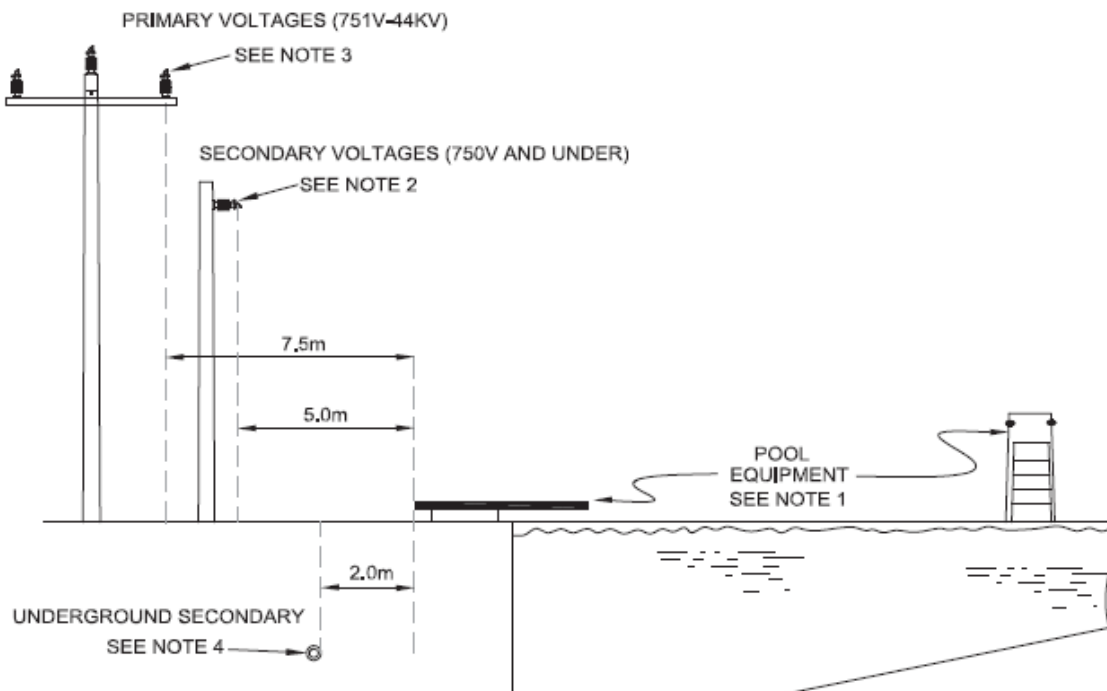
1. UNDER NO CIRCUMSTANCES SHALL A CONDUCTOR BE PERMITTED TO PENETRATE THE ENVELOPE SHOWN BY THE DOTTED LINE.
2. THE VERTICAL CLEARANCES ARE UNDER CONDITIONS OF MAXIMUM DESIGN SAG.
3. THE HORIZONTAL CLEARANCES ARE UNDER CONDITIONS OF MAXIMUM SWING. WHERE THE CONDUCTOR SWING IS NOT KNOWN A HORIZONTAL CLEARANCE 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 folder\Section 23-4\DWG 03-4 R0 May 5, 2010.dwg, 5/5/2010 9:22:02 AM, Adobe PDF



NOTES:

1. ANY STRUCTURE WITHIN 5.0 METRES OF POOL EDGE SHALL BE CONSIDERED PART OF THE POOL.
2. THERE SHALL NOT BE ANY OVERHEAD SECONDARY OR COMMUNICATION WIRING (750V OR LESS) ABOVE THE POOL, AND ABOVE OTHER ELEVATED SURFACES ASSOCIATED WITH THE POOL, INCLUDING BUT NOT RESTRICTED TO A DIVING STRUCTURE, SLIDE, SWINGS, OBSERVATION STAND, TOWER OR PLATFORM, OR ABOVE THE ADJACENT AREA EXTENDING 5.0M HORIZONTALLY FROM THE POOL EDGE.
3. THERE SHALL NOT BE ANY OVERHEAD PRIMARY WIRING (751V - 44KV) ABOVE THE POOL AND OTHER ELEVATED SURFACES ASSOCIATED WITH THE POOL, OR ABOVE THE ADJACENT AREA EXTENDING 7.5M HORIZONTALLY FROM THE POOL EDGE.
4. ANY UNDERGROUND CONDUCTORS SHALL BE 2.0M AWAY FROM POOL EDGE IN DUCT WITH NON-CONDUCTING JACKET. FOR DEPTH AND DUCT DETAILS REFER TO FIGURE 3 IN 25-100 FOR 200A SERVICE AND 25-101 FOR 400A SERVICE RESPECTIVELY, AS PER POWERSTREAM SERVICE DESIGN SPECIFICATIONS.
5. THESE DIMENSIONS APPLY TO ALL SIDES OF THE POOL.

| CONVERSION TABLE | |
|------------------|--------------------|
| METRIC | IMPERIAL (APPROX.) |
| 7.5m | 24'-6" |
| 5.0m | 16'-3" |
| 2.0m | 6'-6" |

REFERENCES

| | |
|------------------|------------|
| FIGURE 3, 25-100 | SECTION 25 |
| FIGURE 3, 25-101 | SECTION 25 |

Certificate of Approval

This construction Standard meets the safety requirements of Section 4 of Regulation 22/04

| | |
|---------------------|-------------|
| Joe Crozier, P.Eng. | 2013-JUN-12 |
| Name | Date |
| P.Eng. Approval By: | Joe Crozier |

MINIMUM CLEARANCES FOR CONDUCTORS ADJACENT TO SWIMMING POOLS

ORIGINAL ISSUE DATE: 2013-JUNE-12 REVISION NO: R0 REVISION DATE:

To: Committee of Adjustment
From: Bernd Paessler, Building Standards Department
Date: December 13, 2023
Applicant: Mauricio Wilches and Maria Marlene Wilches
Location: 62 Virtue Crescent
 PLAN 65M4359 Lot 64
File No.(s): A003/23

Zoning Classification:

The subject lands are zoned R1 First Density Residential Zone and subject to the provisions of Exception 14.928 under Zoning By-law 001-2021, as amended.

| # | Zoning By-law 001-2021 | Variance requested |
|---|--|---|
| 1 | A residential accessory structure with a height greater than 2.8 m shall not be located closer than 2.4 m to any lot line. Section 4.1.2 1b | To permit a rear yard setback of 0.23m for the residential accessory structure. |
| 2 | A residential accessory structure with a height greater than 2.8 m shall not be located closer than 2.4 m to any lot line. Section 4.1.2 1b | To permit an interior side yard setback of 0.20m for the residential accessory structure. |
| 3 | The minimum required interior side yard setback to the pool equipment roof addition is 1.2m. Section 7.2.2 Table 7-3 | To permit a minimum interior side yard setback of 0.83m for the pool equipment roof addition. |
| 4 | The maximum permitted height for the residential accessory structure is 3.0m. Section 4.1.4 1 | To permit a maximum height of 3.28m for the residential accessory structure. |

Staff Comments:

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

Order No. 21-116544, Order to Comply for Construction of a finished basement has been undertaken prior to obtaining the required building permit.
 Construction of a wood gazebo structure in the South East corner of the property has been undertaken prior to obtaining the required building permit.
 Construction of a single-story addition on the East side of the house has been undertaken prior to obtaining the required building permit.
 , Issue Date: Jun 21, 2021

Building Permit(s) Issued:

Building Permit No. 22-122597 for Single Detached Dwelling - Addition,
 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.

Pravina Attwala

Subject: FW: [External] RE: A003/23 (62 VIRTUE CRESCENT) - REQUEST FOR COMMENTS

From: Mulrenin, Colin (MTO) <Colin.Mulrenin@ontario.ca>

Sent: October-20-23 4:12 PM

To: Pravina Attwala <Pravina.Attwala@vaughan.ca>

Subject: [External] RE: A003/23 (62 VIRTUE CRESCENT) - REQUEST FOR COMMENTS

Good afternoon,

As the property is outside of permit control, MTO has no comments.

Colin Mulrenin | Corridor Management Officer (East)

Highway Corridor Management Section | Central Operations | Ministry of Transportation

159 Sir William Hearst Avenue, 7th Floor, Toronto, ON. M3M 0B7

Telephone: 437-533-9427 | Email: colin.mulrenin@ontario.ca

To: Christine Vigneault, Committee of Adjustment Secretary Treasurer
From: Nancy Tuckett, Director of Development Planning
Date: January 3, 2023
Name of Owners: Mauricio and Maria Marlene Wilches
Location: 62 Virtue Crescent
File No.(s): A003/23

Proposed Variance(s) (By-law 001-2021):

1. To permit a rear yard setback of 0.23 m for the residential accessory structure.
2. To permit an interior side yard setback of 0.20 m for the residential accessory structure.
3. To permit a minimum interior side yard setback of 0.83 m for the pool equipment roof addition.
4. To permit a maximum height of 3.28 m for the residential accessory structure.

By-Law Requirement(s) (By-law 001-2021):

1. A residential accessory structure with a height greater than 2.8 m shall not be located closer than 2.4 m to any lot line.
2. A residential accessory structure with a height greater than 2.8 m shall not be located closer than 2.4 m to any lot line.
3. The minimum required interior side yard setback to the pool equipment roof addition is 1.2 m.
4. The maximum permitted height for the residential accessory structure is 3.0 m.

Official Plan:

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

Comments:

The Owners are requesting relief to permit the existing accessory structure and pool equipment, with the above-noted variances.

Upon recommendations from the Development Planning Department, the Owners have revised their application to cut back the eaves and gutter along the eastern side of the structure. The structure functions as an outdoor kitchen and covered amenity area. The Development Planning Department has no objection to Variances 1, 2 and 4 for the accessory structure. The structure is relatively modest in footprint in relation to the dwelling, has a hip roof design that presents less mass to the east and south, and contains no walls. The south side of the property abuts the interior side yard of the neighbouring property at 84 Virtue Crescent and no adverse massing impacts are anticipated. The reduced eaves along the east side of the cabana will assist in mitigating any potential massing impacts to the neighbouring property at 56 Virtue Crescent. As such, the reduced interior side and rear yard setbacks are not anticipated to have adverse impacts to either neighbouring property. The Development Engineering Department has also reviewed the proposal and is satisfied that drainage in the rear yard will be maintained. As such, the structure is not anticipated to pose adverse use or massing impacts to the neighbouring properties and an appropriate area for maintenance access is maintained.

The Development Planning Department has no objection to Variance 3 for the pool equipment roof. The pool equipment roof, which assists in sheltering the pool equipment below from the elements, maintains sufficient area for maintenance access in the interior side yard and is not anticipated to adversely impact the neighbouring properties. Primary access into the rear yard will also continue to be facilitated through the exterior side yard access. The Development Engineering Department has also reviewed the proposal and is satisfied that drainage will be maintained.

Accordingly, the Development Planning Department can support the requested variances and 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.

Recommendation:

The Development Planning Department recommends approval of the application.

Conditions of Approval:

If the Committee finds merit in the application, the following conditions of approval are recommended:

None

Comments Prepared by:

Joshua Cipolletta, Planner

David Harding, Senior Planner

Prabhdeep Kaur

From: Kristen Regier <Kristen.Regier@trca.ca>
Sent: Monday, October 16, 2023 10:32 AM
To: Committee of Adjustment
Cc: Christine Vigneault; Pravina Attwala
Subject: [External] RE: A003/23 (62 VIRTUE CRESCENT) - REQUEST FOR COMMENTS

Hello,

The subject property at 62 Virtue Crescent, Vaughan is not located within TRCA's Regulated Area. TRCA's Planning and Regulatory policy interests are not impacted.

As such, TRCA has no comments on the application.

Best,

Kristen Regier, MA (she / her)

Planner I

Development Planning and Permits | Development and Engineering Services

Toronto and Region Conservation Authority (TRCA)

T: [437-880-2129](tel:437-880-2129)

E: kristen.regier@trca.ca

A: [101 Exchange Avenue, Vaughan, ON, L4K 5R6](https://www.trca.ca) | [trca.ca](https://www.trca.ca)



SCHEDULE C: PUBLIC & APPLICANT CORRESPONDENCE

| Correspondence Type | Name | Address | Date Received <small>(mm/dd/yyyy)</small> | Summary |
|----------------------------|------------------|--------------------|---|--|
| Public | Sanjeev Malhotra | 56 Virtue Crescent | 12/07/2023 | Letter concerning drainage and grading |

Prabhdeep Kaur

From: Sanjeev Malhotra [REDACTED] >
Sent: Thursday, December 7, 2023 10:48 AM
To: Committee of Adjustment
Subject: [External] CITY FILE - A000/23 62 Virtue Crescent, Woodbridge ON

Dear Sir/ Madam,

I would like to highlight the following facts and request your help with the rear yard gazebo on the above property. I am Sanjeev Malhotra, owner of 56 Virtue Crescent, a property adjacent to 62 Virtue Crescent. My neighbor has built their gazebo, extending or overarching the common fence, and the rainwater falling from its roof with greater force keeps eroding the soil along the fence. Despite our best efforts to layer it with additional soil, water stagnates in that area and forms green algae, making it unsafe for us.

I therefore request the council to advise my neighbor to follow the gazebo guidelines and make the necessary changes.

Kind regards,
Sanjeev Malhotra

[REDACTED]
56 Virtue Crescent, Woodbridge, ON L4H4C3

SCHEDULE D: PREVIOUS COA DECISIONS ON THE SUBJECT LAND

None