

**ITEM #: 6.13**

**COMMITTEE OF ADJUSTMENT REPORT  
MINOR VARIANCE APPLICATION  
A161/22  
95 DEERHAVEN CRESCENT, WOODBRIDGE**

**COA REPORT SUMMARY**

**THIS REPORT CONTAINS COMMENTS FROM THE FOLLOWING  
DEPARTMENTS & AGENCIES:**

\*Please see **Schedule B** of this report for a copy of Staff 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.*

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

**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.

<b>Correspondence Type</b>	<b>Name</b>	<b>Address</b>	<b>Date Received (mm/dd/yyyy)</b>	<b>Summary</b>
None				

**PREVIOUS COA DECISIONS ON THE SUBJECT LAND**

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

<b>File Number</b>	<b>Date of Decision MM/DD/YYYY</b>	<b>Decision Outcome</b>
None		

**ADJOURNMENT HISTORY**

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

None	
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**COMMITTEE OF ADJUSTMENT REPORT  
MINOR VARIANCE APPLICATION  
A161/22  
95 Deerhaven Crescent, Woodbridge**

**FILE MANAGER:** Lenore Providence, Administrative Coordinator - Committee of Adjustment

<b>ITEM NUMBER:</b> 6.13	<b>CITY WARD #:</b> 3
<b>APPLICANT:</b>	Chiara Cuscianna
<b>AGENT:</b>	Square Design Group
<b>PROPERTY:</b>	95 Deerhaven Crescent, Woodbridge
<b>ZONING DESIGNATION:</b>	See Below
<b>VAUGHAN OFFICIAL PLAN (2010) DESIGNATION:</b>	Vaughan Official Plan 2010 ('VOP 2010'): "Low Density Residential," Volume 2, Section 12.13 Block 40/47
<b>RELATED DEVELOPMENT APPLICATIONS:</b>	None
<b>PURPOSE OF APPLICATION:</b>	Relief from Zoning By-law is being requested to permit the construction of a proposed cabana, swimming pool and installation of related pool equipment.

The subject lands are zoned **A – Agriculture Zone** and subject to the provisions of **Exception 14.1080** under **Zoning By-law 001-2021**, as amended.

#	Zoning By-law 01-2021	Variance requested
1	The minimum required rear yard is 15.0 m. [12.2.2, Table 12-3]	To permit a minimum rear yard of 1.22 m for the proposed accessory building (cabana), a minimum rear yard of 9.38 m for the proposed uncovered platform and stairs, and a minimum rear yard of 11.31 m for the proposed pool equipment.
2	The minimum required interior side yard is 9.0 m. [12.2.2, Table 12-3]	To permit a minimum west interior side yard of 0.92 m and a minimum east interior side yard of 6.32 m for the proposed accessory building (cabana), a minimum east interior side yard of 1.22 m and a minimum west interior side yard of 7.32 m for the proposed uncovered platform and stairs, and a minimum west interior side yard of 0.33 m for the proposed pool equipment.
3	The maximum permitted lot coverage is 10%. [12.2.2, Table 12-3]	To permit a maximum lot coverage of 56.89%. <b>(House and porch footprint with eaves 202.9 m<sup>2</sup>, cabana footprint with eaves 40m<sup>2</sup>)</b>
4	The minimum setback of an outdoor swimming pool to any lot line shall be 1.5 m. [4.21 3]	To permit the proposed outdoor swimming pool to be setback from the rear lot line a minimum of 1.22 metres.

The subject lands are zoned **RD3 – Residential Detached Zone Three** and subject to the provisions of **Exception 9(1455)** under **Zoning By-law 1-88**, as amended.

	Zoning By-law 1-88	Variance requested
5	The minimum required rear yard is 7.5 metres. [4.22.3, Schedule A3]	To permit a minimum rear yard of 1.22 metres for the proposed accessory building (cabana).
6	The minimum required interior side yard is 1.2 metres. [4.22.3, Schedule A3]	To permit a minimum interior side yard of 0.92 metres for the proposed accessory building (cabana).
7	A private swimming pool shall be constructed not nearer to any rear or interior side lot line than 1.5 metres. [4.1.1 i)]	To permit the proposed private swimming pool to be constructed with a minimum setback from the rear lot line of 1.22 metres.

	Zoning By-law 1-88	Variance requested
8	Pool equipment shall be permitted in the interior side yard with a minimum setback of 0.6 metres. [3.14 h]]	To permit pool equipment to be located within the interior side yard with a minimum setback of 0.33 metres.

### HEARING INFORMATION

**DATE OF MEETING:** Thursday, July 28, 2022

**TIME:** 6:00 p.m.

**MEETING LOCATION:** Vaughan City Hall, Council Chamber, 2141 Major Mackenzie Drive, Vaughan

**LIVE STREAM LINK:** [Vaughan.ca/LiveCouncil](http://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](mailto: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](mailto: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.

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

<b>Date Public Notice Mailed:</b>	July 14, 2022
<b>Date Applicant Confirmed Posting of Sign:</b>	July 13, 2022
<b>Applicant Justification for Variances:</b> <small>*As provided by Applicant in Application Form</small>	Cannot comply with - side yard setback to the cabana - rear yard setback of 7.5m to the cabana - maximum height of 3m to the underside of the cabana roof - rear yard setback of 1.5 to pool - side yard setback of 0.6m to pool equipment
<b>Adjournment Requests (from staff):</b> <small>*Adjournment requests provided to applicant prior to issuance of public notice</small>	None
<b>Was a Zoning Review Waiver (ZRW) Form submitted by Applicant:</b>  <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
<b>Adjournment Fees:</b> 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 <b>after</b> the issuance of public notice.	
<b>Committee of Adjustment Comments:</b>	None

### COMMITTEE OF ADJUSTMENT COMMENTS

<b>Committee of Adjustment Recommended Conditions of Approval:</b>	None
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### BUILDING STANDARDS (ZONING) COMMENTS

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

<b>Building Standards Recommended Conditions of Approval:</b>	None
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### DEVELOPMENT PLANNING COMMENTS

\*\*See Schedule B for Development Planning Comments.

<b>Development Planning Recommended Conditions of Approval:</b>	None
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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 cabana area in the subject property is 29.1m<sup>2</sup>, 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 m<sup>2</sup> requires a grading permit. Please contact COA application engineering reviewer after receiving the grading permit to clear the condition. (Condition attached).

The Owner/applicant shall apply for a pool permit with the Development Engineering (DE) Department. Please visit the grading permits page at City of Vaughan website to learn how to apply for the Pool Permit. If you have any question about Pool Grading Permit, please contact the Development Engineering Department through email at [DEPermits@vaughan.ca](mailto:DEPermits@vaughan.ca).

The proposed work by the owner/ applicant is increasing the lot coverage area from 10% to 56.89% in the subject property. The added hardscape may have impact on City's Storm Water management system. Staff suggests the owner/applicant to introduce Low-impact Development (LID) measures (Bioswales, Permeable pavers, Rain Gardens, Rain Barrels etc.) to reduce the impacts.

The Development Engineering (DE) Department does not object to variance application A161/22 subject to the following condition(s):

<b>Development Engineering Recommended Conditions of Approval:</b>	<p>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 permits page at City of Vaughan website to learn how to apply for the grading permit. If you have any question about grading permit, please contact the Development Engineering Department through email at <a href="mailto:DEPermits@vaughan.ca">DEPermits@vaughan.ca</a>.</p> <p>The Owner/applicant needs to obtain a lot grading certification for the subject site and submit it to Development Engineering prior to final clearance of application A161/22.</p>
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### PARKS, FORESTRY & HORTICULTURE (PFH) COMMENTS

None

<b>PFH Recommended Conditions of Approval:</b>	None
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### DEVELOPMENT FINANCE COMMENTS

No comment no concerns

<b>Development Finance Recommended Conditions of Approval:</b>	None
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### BY-LAW AND COMPLIANCE, LICENSING AND PERMIT SERVICES COMMENTS

No comments received to date.

BY-LAW AND COMPLIANCE, LICENSING AND PERMIT SERVICES COMMENTS	
BCLPS Recommended Conditions of Approval:	N/A

BUILDING INSPECTION (SEPTIC) COMMENTS	
No comments received to date.	
Building Inspection Recommended Conditions of Approval:	N/A

FIRE DEPARTMENT COMMENTS	
No comments received to date.	
Fire Department Recommended Conditions of Approval:	N/A

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 <a href="mailto:farzana.khan@vaughan.ca">farzana.khan@vaughan.ca</a>	<p>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 permits page at City of Vaughan website to learn how to apply for the grading permit. If you have any question about grading permit, please contact the Development Engineering Department through email at DEPermits@vaughan.ca.</p> <p>The Owner/applicant needs to obtain a lot grading certification for the subject site and submit it to Development Engineering prior to final clearance of application A161/22.</p>

IMPORTANT INFORMATION – PLEASE READ
<b>CONDITIONS:</b> 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 ( <b>see condition chart above for contact</b> ). 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.

## IMPORTANT INFORMATION – PLEASE READ

**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.

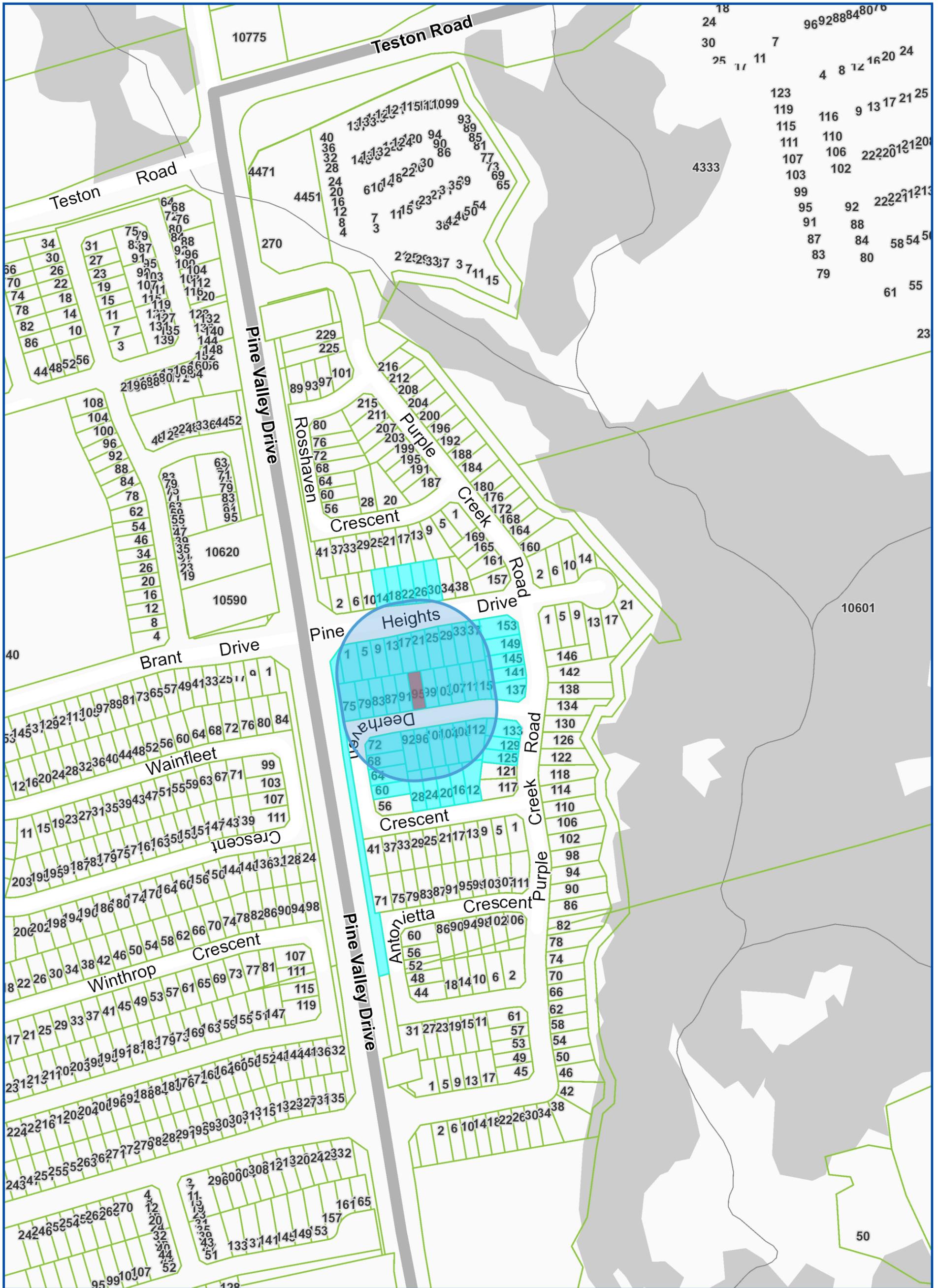
That the payment of the City Development Charge, if required, is payable to the City of Vaughan before issuance of a building permit in accordance with the Development Charges Act and the City's Development Charges By-law in effect at the time of payment.

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

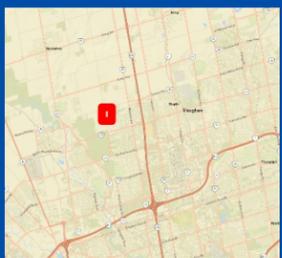
That the payment of Special Area Development charge, if required, is payable to the City of Vaughan before issuance of a building permit in accordance with the Development Charges Act and The City's Development Charge By-law in effect at the time of Building permit issuance to the satisfaction of the 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**



Map Information:



Title:

# 19 DEERHAVEN CRESCENT, WOODBRIIDGE

NOTIFICATION MAP - A161/22

Disclaimer:

Every reasonable effort has been made to ensure that the information appearing on this map is accurate and current. We believe the information to be reliable, however the City of Vaughan assumes no responsibility or liability due to errors or omissions. Please report any discrepancies to Infrastructure Programming.



Scale: 1:4,514

0 0.07 km



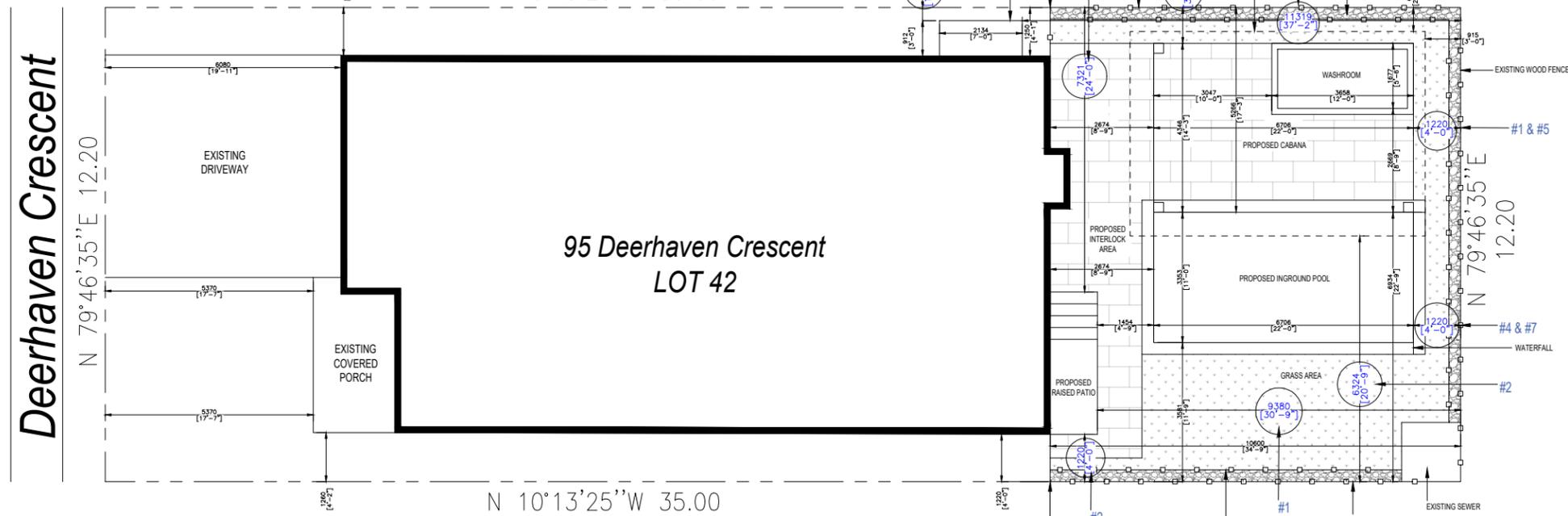
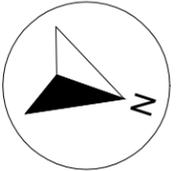
Created By:

Infrastructure Delivery  
Department  
June 1, 2022 7:43 AM

Projection:  
NAD 83  
UTM Zone  
17N

# PLANS PREPARED BY APPLICANT

Received July 6, 2022



SITE DEVELOPMENT (BY-LAW 1-88)		
LOT AREA	M2	SOFT
TOTAL LOT AREA	427 m2	4596.1 sq/ft
HOUSE + PORCH AREA	M2	SOFT
HOUSE + PORCH FOOTPRINT	181.6 m2	1955.5 sq/ft
CABANA FOOTPRINT	29.1 m2	313.6 sq/ft
LOT COVERAGE	BY LAW 1-88	PROVIDED
EXISTING HOUSE + PORCH	-	42.5%
PROPOSED CABANA	-	6.8%
LANDSCAPE AREA (REAR LOT)	BY LAW	PROVIDED
TOTAL REAR AREA	-	1324.6 sq/ft
SOFT LANDSCAPE AREA	-	494.4 sq/ft
HARD LANDSCAPE AREA	-	830.2 sq/ft

SITE DEVELOPMENT (BY-LAW 01-2021)		
LOT AREA	M2	SOFT
HOUSE + PORCH FOOTPRINT WITH EAVES	202.9 m2	2184.9 sq/ft
CABANA FOOTPRINT WITH EAVES	40 m2	431.5 sq/ft
TOTAL LOT COVERAGE %	202.9+40m2 =242.9m2	242.9m2 / 427m2 (lot area) =56.8%

LEGEND		
× [-1.040]	-Proposed Grades	T.W -Top Of Wall
× [-1.040]	-Existing Grades	B.W -Bottom Of Wall
▲	-Entrance Door	

No.	DESCRIPTION
REVISIONS	

ISSUED FOR CONSTRUCTION  
 ISSUED FOR BID  
 ISSUED FOR BUILDING PERMIT  
 ISSUED FOR SITE PLAN APPROVAL DATE: \_\_\_\_\_

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.



PROJECT:  
Proposed Pool Enclosure  
ON  
95 Deerhaven Crescent  
Vaughan

DRAWING:  
Site Plan

DATE: 2022-05-06 PROJECT No.

SCALE: AS NOTED DRAWING No.

DRAWN BY: REVIEWED BY: **A1**

A1.0 Site Plan  
1:150

XREFS: FILE NAME: PLOT SCALE: 1" =

**SCHEDULE B: STAFF & AGENCY COMMENTS**

<b>DEPT/AGENCY</b>	<b>Circulated</b>	<b>Comments Received</b>	<b>Conditions</b>	<b>Nature of Comments</b>
TRCA *Schedule B	X			No Comments Recieved to Date
Ministry of Transportation (MTO) *Schedule B	X			No Comments Recieved to Date
Region of York *Schedule B	X	X		General Comments
Alectra *Schedule B	X	X		General Comments
Bell Canada *Schedule B	X	X		General Comments
YRDSB *Schedule B				
YCDSB *Schedule B				
CN Rail *Schedule B				
CP Rail *Schedule B				
TransCanada Pipeline *Schedule B	X			No Comments Recieved to Date
Metrolinx *Schedule B				
Propane Operator *Schedule B				
Development Planning	X	X		Recommend Approval/no conditions
Building Standards (Zoning)	X	X		General Comments

**Date:** July 6<sup>th</sup> , 2022

**Attention:** **Christine Vigneault**

**RE:** Request for Comments

**File No.:** **A161-22**

**Related Files:**

**Applicant** Chiara Cuscianna

**Location** 95 Deerhaven Crescent



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:

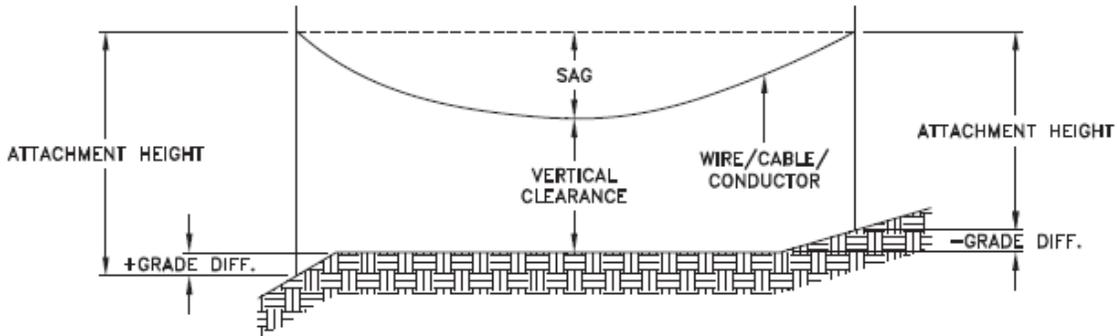
Mr. Stephen Cranley, C.E.T  
Supervisor, Distribution Design, ICI & Layouts (North)  
**Phone:** 1-877-963-6900 ext. 31297

**E-mail:** [stephen.cranley@alectrautilities.com](mailto:stephen.cranley@alectrautilities.com)

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

**Email:** [Mitchell.Penner@alectrautilities.com](mailto: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"

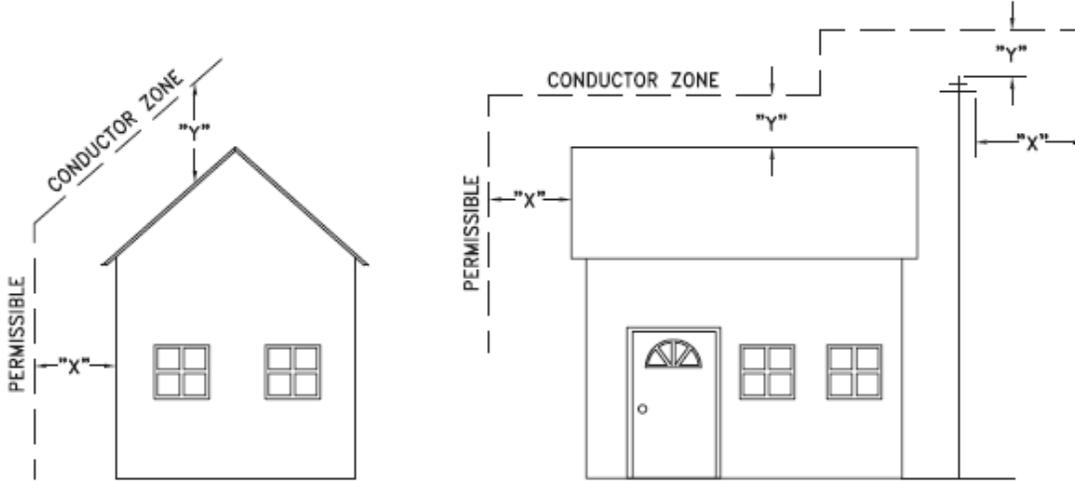
**REFERENCES**

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 3-3-1\DWG 03-4 R0 May 5, 2010.dwg, 5/5/2010 10:22:02 AM, Adobe PDF

**From:** [Gordon, Carrie](#)  
**To:** [Christine Vigneault](#)  
**Subject:** [External] RE: A161/22 (95 Deerhaven Crescent) - REQUEST FOR COMMENTS, CITY OF VAUGHAN  
**Date:** Monday, July 4, 2022 9:56:30 AM

---

Hello,

Bell Canada has no comments for this minor variance.

Kind regards,

Carrie Gordon

*Carrie Gordon*



Associate, External Liaison  
Right of Way Control Centre  
140 Bayfield St, Fl 2  
Barrie ON, L4M 3B1  
T: 705-722-2244/844-857-7942  
F :705-726-4600

---

**From:** Christine Vigneault <Christine.Vigneault@vaughan.ca>  
**Sent:** Monday, July 4, 2022 8:58 AM  
**To:** ROWCC <rowcentre@bell.ca>; Gordon, Carrie <carrie.gordon@bell.ca>;  
developmentservices@york.ca; yorkplan@trca.ca; Hamedeh.Razavi@trca.ca;  
engineeringadmin@powerstream.ca; TCenergy@mhbcplan.com  
**Cc:** Lenore Providence <Lenore.Providence@vaughan.ca>  
**Subject:** [EXT]A161/22 (95 Deerhaven Crescent) - REQUEST FOR COMMENTS, CITY OF VAUGHAN  
**Importance:** High

Hello,

Please email comments and recommendations on the above noted application to [cofa@vaughan.ca](mailto:cofa@vaughan.ca). If you wish to be notified of the decision, please confirm in writing.

The deadline to submit comments on this application is **July 18, 2022**.

Should you have any questions or require additional information please contact the undersigned.

Regards,

**Christine Vigneault, AMP, ACST**

**Manager, Development Services & Secretary Treasurer to the Committee of Adjustment**

905-832-2281, ext. 8332 | [christine.vigneault@vaughan.ca](mailto:christine.vigneault@vaughan.ca)

**City of Vaughan | Office of the City Clerk**

2141 Major Mackenzie Dr., Vaughan ON L6A 1T1

[vaughan.ca](http://vaughan.ca)

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**To:** Committee of Adjustment  
**From:** Garrett Dvernichuk, Building Standards Department  
**Date:** June 30, 2022  
**Applicant:** Chiara Cuscianna  
**Location:** PLAN 65M4647 Lot 42 municipally known as 95 Deerhaven Crescent  
**File No.(s):** A161/22

**Zoning Classification:**

The subject lands are zoned A – Agriculture Zone and subject to the provisions of Exception 14.1080 under Zoning By-law 001-2021, as amended.

#	Zoning By-law 01-2021	Variance requested
1	The minimum required rear yard is 15.0 m. [12.2.2, Table 12-3]	To permit a minimum rear yard of 1.22 m for the proposed accessory building (cabana), a minimum rear yard of 9.38 m for the proposed uncovered platform and stairs, and a minimum rear yard of 11.31 m for the proposed pool equipment.
2	The minimum required interior side yard is 9.0 m. [12.2.2, Table 12-3]	To permit a minimum west interior side yard of 0.92 m and a minimum east interior side yard of 6.32 m for the proposed accessory building (cabana), a minimum east interior side yard of 1.22 m and a minimum west interior side yard of 7.32 m for the proposed uncovered platform and stairs, and a minimum west interior side yard of 0.33 m for the proposed pool equipment.
3	The maximum permitted lot coverage is 10%. [12.2.2, Table 12-3]	To permit a maximum lot coverage of 56.89%.
4	The minimum setback of an outdoor swimming pool to any lot line shall be 1.5 m. [4.21 3]	To permit the proposed outdoor swimming pool to be setback from the rear lot line a minimum of 1.22 metres.

The subject lands are zoned RD3 – Residential Detached Zone Three and subject to the provisions of Exception 9(1455) under Zoning By-law 1-88, as amended.

	Zoning By-law 1-88	Variance requested
5	The minimum required rear yard is 7.5 metres. [4.22.3, Schedule A3]	To permit a minimum rear yard of 1.22 metres for the proposed accessory building (cabana).
6	The minimum required interior side yard is 1.2 metres. [4.22.3, Schedule A3]	To permit a minimum interior side yard of 0.92 metres for the proposed accessory building (cabana).
7	A private swimming pool shall be constructed not nearer to any rear or interior side lot line than 1.5 metres. [4.1.1 i)]	To permit the proposed private swimming pool to be constructed with a minimum setback from the rear lot line of 1.22 metres.
8	Pool equipment shall be permitted in the interior side yard with a minimum setback of 0.6 metres. [3.14 h)]	To permit pool equipment to be located within the interior side yard with a minimum setback of 0.33 metres.

**Staff Comments:**

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

There are no outstanding Orders on file

**Building Permit(s) Issued:**

A Building Permit has not been issued. The Ontario Building Code requires a building permit for structures that exceed 10m<sup>2</sup>

**Other Comments:**

<b>General Comments</b>	
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.

**To:** Christine Vigneault, Committee of Adjustment Secretary Treasurer  
**From:** Nancy Tuckett, Director of Development Planning  
**Date:** July 19, 2022  
**Name of Owner:** Chiara Cuscianna  
**Location:** 95 Deerhaven Crescent  
**File No.(s):** A161/22

---

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

1. To permit a minimum rear yard of 1.22 m for the proposed accessory building (cabana), a minimum rear yard of 9.38 m for the proposed uncovered platform and stairs, and a minimum rear yard of 11.31 m for the proposed pool equipment.
2. To permit a minimum west interior side yard of 0.92 m and a minimum east interior side yard of 6.32 m for the proposed accessory building (cabana), a minimum east interior side yard of 1.22 m and a minimum west interior side yard of 7.32 m for the proposed uncovered platform and stairs, and a minimum west interior side yard of 0.33 m for the proposed pool equipment.
3. To permit a maximum lot coverage of 56.89%.
4. To permit the proposed outdoor swimming pool to be setback from the rear lot line a minimum of 1.22 m.

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

1. The minimum required rear yard is 15.0 m.
2. The minimum required interior side yard is 9.0 m.
3. The maximum permitted lot coverage is 10%.
4. The minimum setback of an outdoor swimming pool to any lot line shall be 1.5 m.

**Proposed Variance(s) (By-law 1-88):**

5. To permit a minimum rear yard of 1.22 m for the proposed accessory building (cabana).
6. To permit a minimum interior side yard of 0.92 m for the proposed accessory building (cabana).
7. To permit the proposed private swimming pool to be constructed with a minimum setback from the rear lot line of 1.22 m.
8. To permit pool equipment to be located within the interior side yard with a minimum setback of 0.33 m.

**By-Law Requirement(s) (By-law 1-88):**

5. The minimum required rear yard is 7.5 m.
6. The minimum required interior side yard is 1.2 m.
7. A private swimming pool shall be constructed not nearer to any rear or interior side lot line than 1.5 m.
8. Pool equipment shall be permitted in the interior side yard with a minimum setback of 0.6 m.

**Official Plan:**

City of Vaughan Official Plan 2010 ('VOP 2010'): "Low Density Residential," Volume 2, Section 12.13 Block 40/47

**Comments:**

The Owner is requesting relief to facilitate the construction of the proposed pool and cabana with the above noted variances.

The Development Planning Department has no objection to Variances 1, 2, 5 and 6 for the proposed cabana as the 1.22 m rear yard setback and 0.92 west interior side yard setback maintains an appropriate area for access and drainage and would not have adverse impacts to the neighbouring properties. The subject lands are zoned "RD3 – Residential Detached Zone Three" by Zoning By-law 1-88 but were erroneously zoned as "A – Agriculture Zone" by Zoning By-law 001-2021. As such, greater variances are required under Zoning By-law 001-2021 for the rear yard and interior side yard setbacks

for the uncovered platform and stairs, the rear yard setback for the pool equipment, and the east interior side yard setback for the cabana. The Development Planning Department has no objection to these variances as they comply with Zoning By-law 1-88 and are typical for residential dwellings.

The Development Planning Department has no objection to Variances 2 and 8 for the proposed interior side yard setback to the pool equipment as the proposal maintains a sufficient area for access and maintenance. The Development Engineering Department has also reviewed the proposal and is satisfied that drainage will be maintained.

The existing dwelling, proposed cabana, and all building eaves will have lot coverages of 42.5%, 6.8%, and 7.5% respectively. The proposed lot coverage of 49.3%, not including the building eaves, complies with Zoning By-law 1-88. As such, the Development Planning Department has no objection to Variance 3 for the proposed lot coverage as the permitted lot coverage of 10% applies to lands zoned "A – Agriculture Zone", where larger properties and primarily outdoor uses are anticipated.

The Development Planning Department has no objection to Variances 4 and 7 for the proposed pool as the proposed interior side yard setback of 1.22 m maintains an appropriate area for safe access and maintenance.

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-laws, 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 I  
David Harding, Senior Planner

**From:** [Development Services](#)  
**To:** [Committee of Adjustment](#)  
**Subject:** [External] FW: A161/22 (95 Deerhaven Crescent) - REQUEST FOR COMMENTS, CITY OF VAUGHAN  
**Date:** Monday, July 11, 2022 12:01:33 PM  
**Attachments:** [image001.png](#)  
[image003.png](#)  
[CIRC\\_A161\\_22.pdf](#)  
**Importance:** High

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Hello,

The Regional Municipality of York has completed its review of the minor variance - A161/22 and has no comment.

Thank you,

**Maryam Ahmed, B.U.R.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 x74528 | [maryam.ahmed@york.ca](mailto:maryam.ahmed@york.ca) | [www.york.ca](http://www.york.ca)

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---

**From:** Christine Vigneault <Christine.Vigneault@vaughan.ca>  
**Sent:** Monday, July 4, 2022 8:58 AM  
**To:** rowcentre@bell.ca; carrie.gordon@bell.ca; Development Services <developmentservices@york.ca>; yorkplan@trca.ca; Hamedeh.Razavi@trca.ca; engineeringadmin@powerstream.ca; TCenergy@mhbcplan.com  
**Cc:** Lenore Providence <Lenore.Providence@vaughan.ca>  
**Subject:** A161/22 (95 Deerhaven Crescent) - REQUEST FOR COMMENTS, CITY OF VAUGHAN  
**Importance:** High

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Should you have any questions or require additional information please contact the undersigned.

Regards,

**Christine Vigneault, AMP, ACST**  
**Manager, Development Services & Secretary Treasurer to the Committee of Adjustment**  
905-832-2281, ext. 8332 | [christine.vigneault@vaughan.ca](mailto:christine.vigneault@vaughan.ca)

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**SCHEDULE C: PUBLIC & APPLICANT CORRESPONDENCE**

None