

ITEM: 6.8	COMMITTEE OF ADJUSTMENT REPORT SUMMARY MINOR VARIANCE APPLICATION FILE NUMBER A051/23 194 POLO CRES, WOODBRIDGE
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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 checked="" type="checkbox"/>	<input type="checkbox"/>	Recommend Partial Approval (Refusal of Variance #2)
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	Ralph Greco	182 Polo Crescent	05/02/2023	Letter of Objection
Public	Rob Costabile	188 Polo Crescent	05/02/2023	Letter of Objection

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.

None	
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**COMMITTEE OF ADJUSTMENT REPORT
MINOR VARIANCE APPLICATION
A051/23
194 POLO CRESCENT, WOODBRIDGE**

ITEM NUMBER: 6.8	CITY WARD #: 3
APPLICANT:	Charles & Nada Di Maria
AGENT:	Verus Design Inc.
PROPERTY:	194 Polo 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 cabana.

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

The subject lands are zoned R1A(EN) – First Density Residential Zone (Established Neighbourhood) 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.b]	To permit a residential accessory structure (Cabana) with a height greater than 2.8m to be located at a minimum of 0.6m from the rear 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. [Section 4.1.2.b]	To permit a residential accessory structure (Cabana) with a height greater than 2.8m to be located at a minimum of 0.6m from the interior side lot line.

HEARING INFORMATION

DATE OF MEETING: Thursday, May 11, 2023

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.

INTRODUCTION

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:	April 27, 2023
Date Applicant Confirmed Posting of Sign:	April 25, 2023
Applicant Justification for Variances: <small>*As provided by Applicant in Application Form</small>	By-law requires the accessory structure to have the same setback as the main building.
Adjournment Requests (from staff): <small>*Adjournment requests provided to applicant prior to issuance of public notice</small>	On April 25, 2023, Development Planning provided: Development Planning has completed our review of the above noted Minor Variance Application and would like to echo our concerns regarding the cabana from the previous submission. Our Urban Design division have also provided the attached comments with the same concerns. We are recommending a revision to the cabana to reduce its length to improve the massing impacts on the neighbouring properties. Please note that the attached recommendation shows less of a removal than our previous recommendation, however, we believe this to be the minimum requirement for our concerns to be addressed.
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:	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 in the subject property is greater than 10 m², 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 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 A051/23, subject to the following condition(s):

Development Engineering Recommended Conditions of Approval: <div style="border: 2px solid red; padding: 5px; margin-top: 10px; color: red;"> To get a building permit, they have to get an engineered grading plan...which is good as the intent is to ensure no drainage impacts occur on your property. </div>	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 has no comment at this time.

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 Engineering lan.reynolds@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.

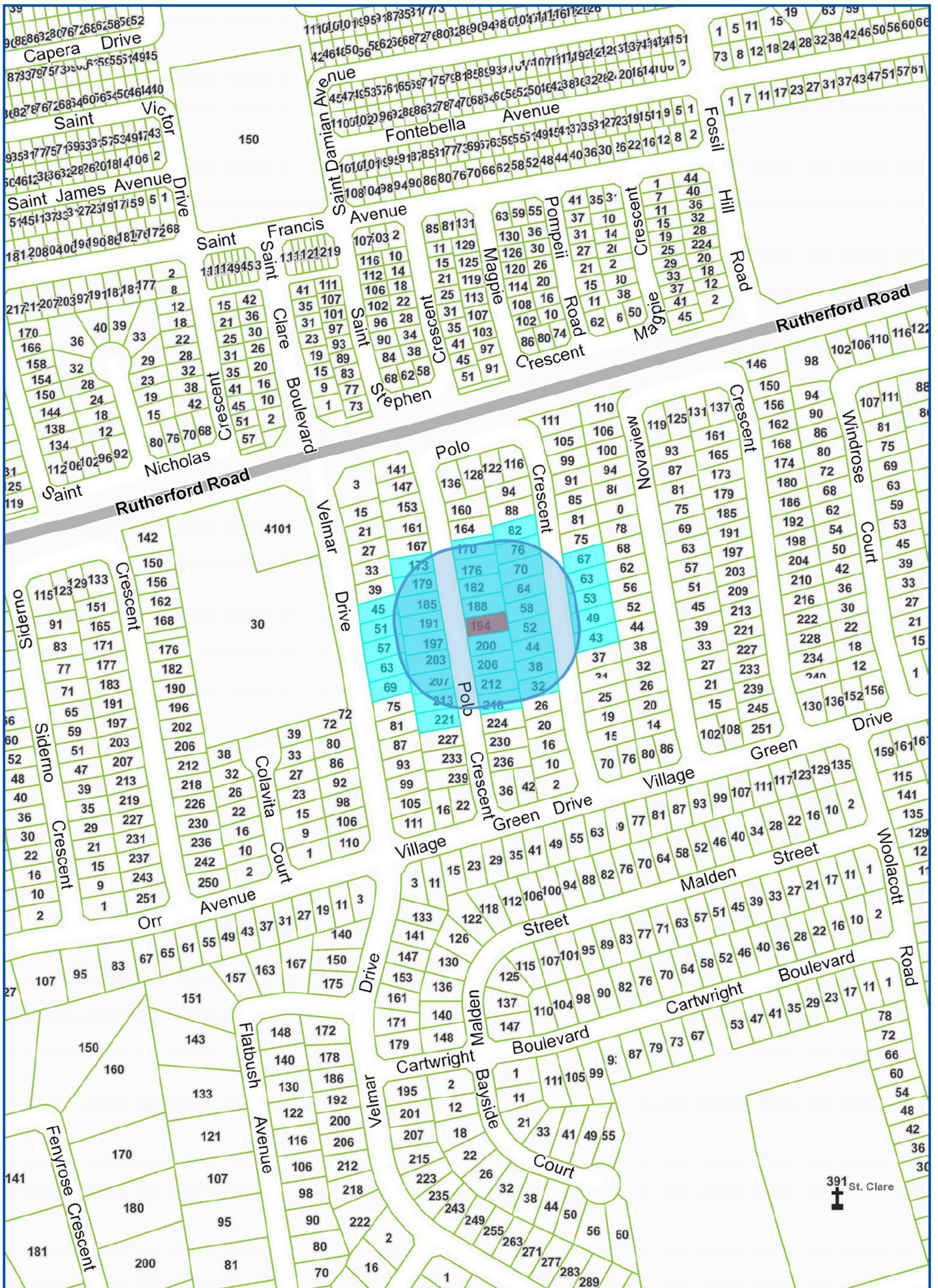
That the payment of the City Development Charge, if required, is payable to the City of Vaughan before issuance of a building permit in accordance with the Development Charges Act and the City’s Development Charges By-law in effect at the time of payment.

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

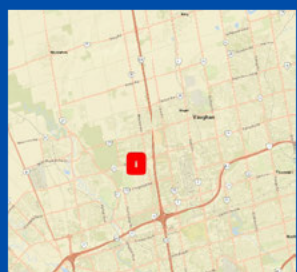
That the payment of Special Area Development charge, if required, is payable to the City of Vaughan before issuance of a building permit in accordance with the Development Charges Act and The City’s Development Charge By-law in effect at the time of Building permit issuance to the satisfaction of the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



Map Information:



Title: **194 Polo Crescent, Woodbridge**

NOTIFICATION MAP - A051/23

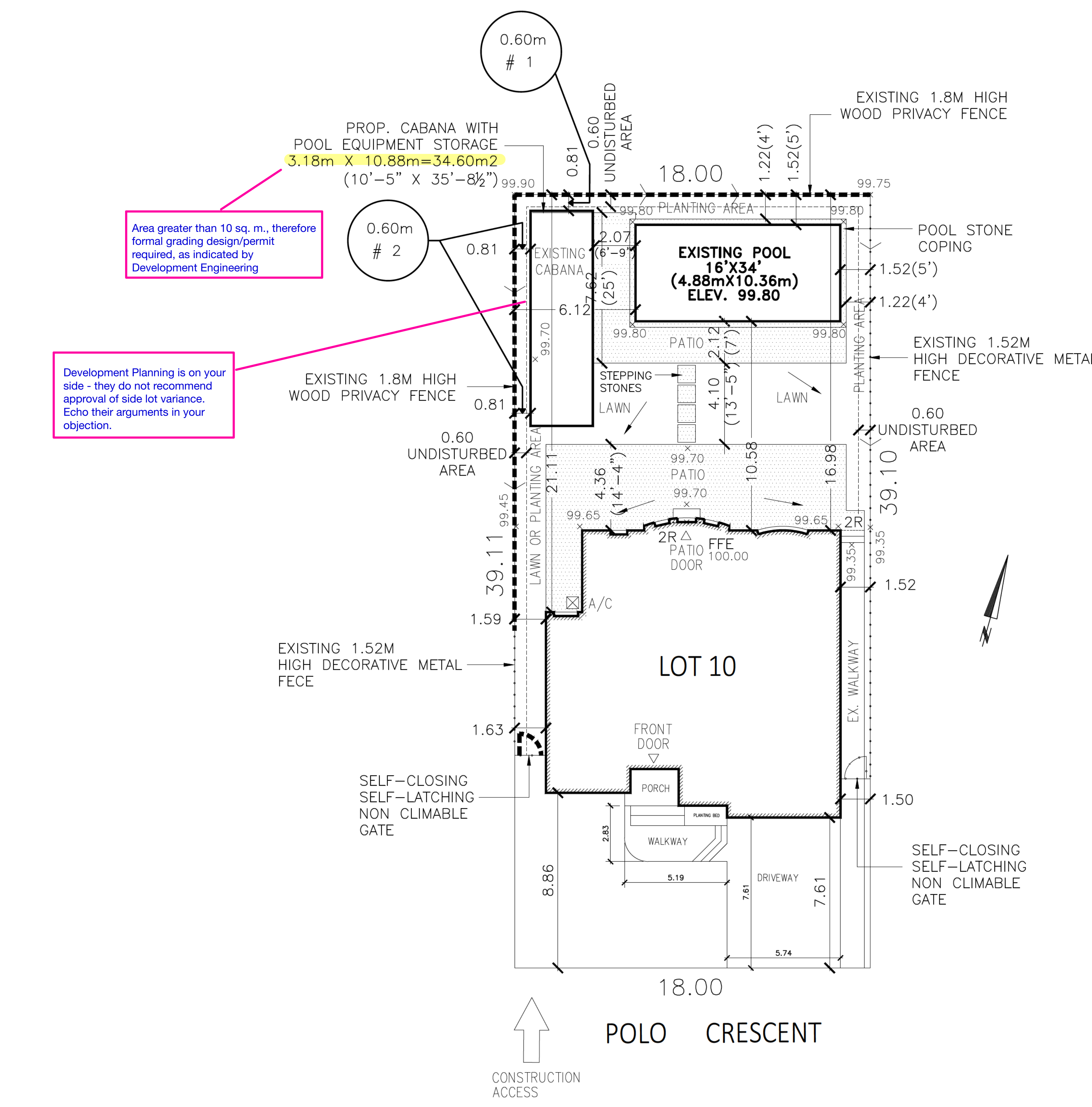
Disclaimer: Every reasonable effort has been made to ensure that the information appearing on this map is accurate and current. We believe the information to be reliable, however the City of Vaughan assumes no responsibility or liability due to errors or omissions. Please report any discrepancies to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



Scale: 1:4,514
0 0.07 km

Created By:
Infrastructure Delivery
Department
April 20, 2023 3:34 PM

Projection:
NAD 83
UTM Zone
17N



Area greater than 10 sq. m., therefore formal grading design/permit required, as indicated by Development Engineering

Development Planning is on your side - they do not recommend approval of side lot variance. Echo their arguments in your objection.

REAR YARD AREA CALCULATION

Total Back Yard	305.09m ²	100%
60% Minimum Softscape Required		
305.09m ² - 135m ² = 179.09m ² X 60% =	102.05m ²	

Softscape (Planting/Sod)	108.83m ²
Hardscape (Shed/Stone Patio/Water)	210.86m ²

NOTE:

ALL PERIMETER GRADE ALONG THE PROPERTY LINE UN-CHANGED

FRONT YARD AREA CALCULATION

Total Back Yard	136.98m ²	100%
Min. Landscape Req.	68.49m ²	50%
Min. Soft Landscaping Req.	41.09m ²	60%

Softscape (Planting/Sod)	81.08m ²
Hardscape (Driveway/Walkway)	55.90m ²

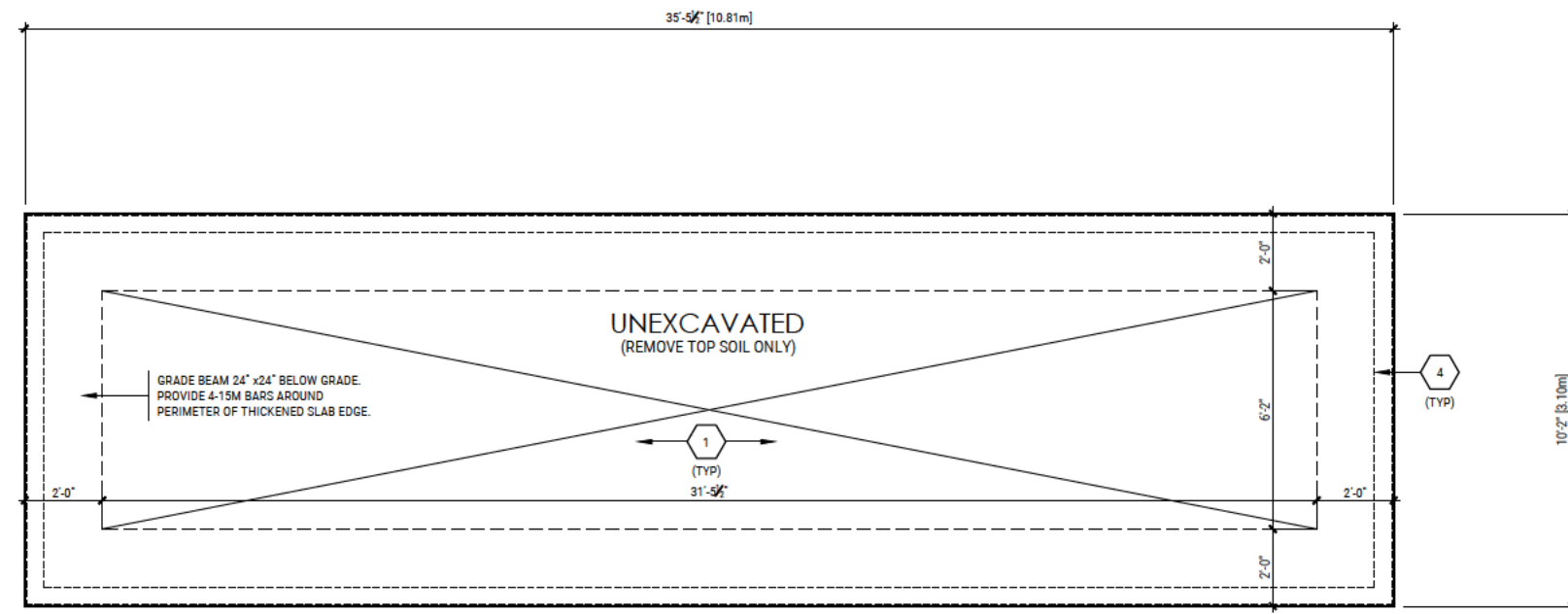
QUALIFICATIONS

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.

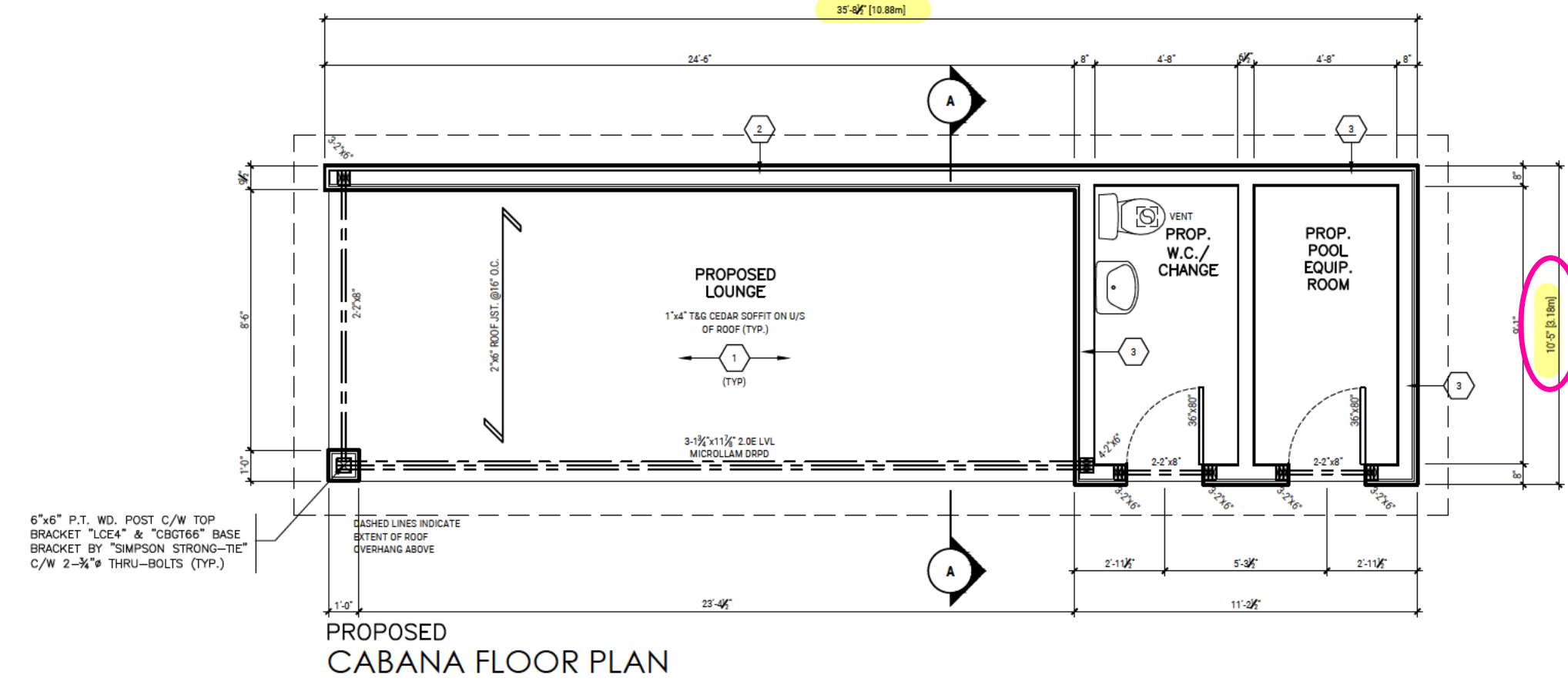
Nick Menonna
Name: [Signature] 23967
BCR

Daniel Venturuzzo
Name: [Signature] 29448
BCR

VERUS DESIGN INC.
Firm Name: 110512
BCR

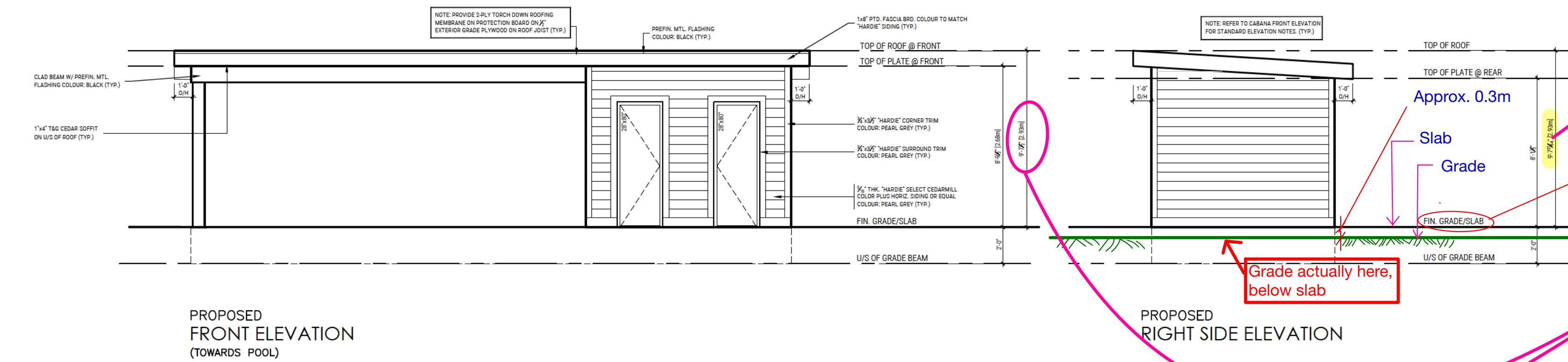


PROPOSED CABANA FDTN. PLAN



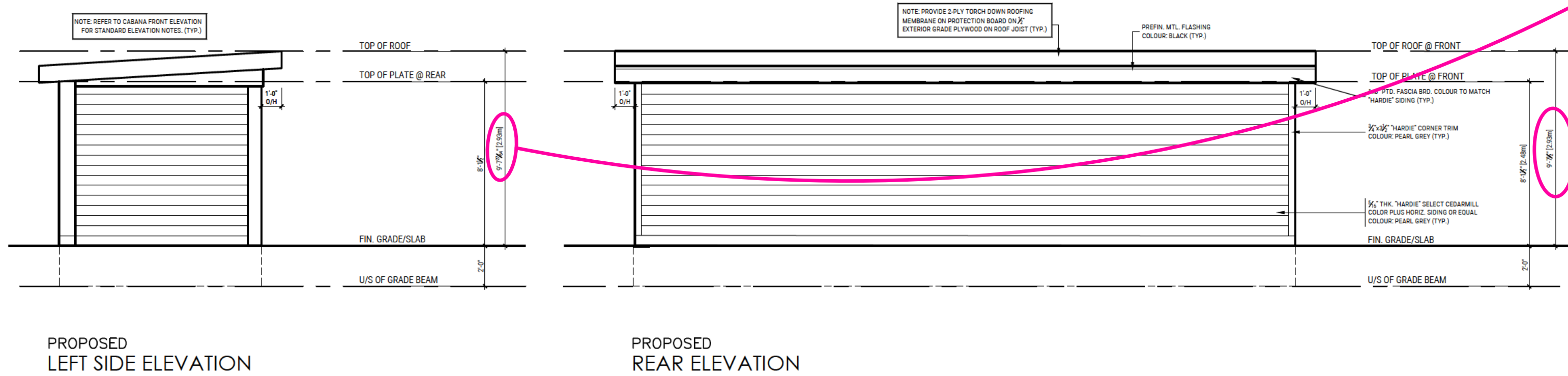
PROPOSED CABANA FLOOR PLAN

- 1. 4" MIN. 4" (103) CONCRETE SLAB ON GRADE ON 4" (103) COARSE GRANULAR FILL REINFORCED WITH #4@16" WIDE MESH PLACED NEAR MID-DEPTH OF SLAB. CONC. STRENGTH 25MPa (3600psi) WITH 5.4% AIR ENTRAINMENT @ 28 DAYS ON COMPACTED SUB-GRADE. PROVIDE 2" (51) PERIMETER GRADE BEAM.
- 2. EXPOSED SIDING WALL (2"x6") - O.B.C. 9.23 SIDING AS PER ELEVATION ON BOTH SIDES OF WALL ATTACHED TO FRAMING MEMBERS. FRAMING MEMBERS TO BLOCKING BETWEEN THE FRAMING MEMBERS ON APPROVED SHEATHING PAPER ON 2" (51) STUDS @ 16" O.C.
- 3. SIDING WALL (2"x6") - O.B.C. 9.23 SIDING AS PER ELEVATION ATTACHED TO FRAMING MEMBERS. FRAMING MEMBERS TO BLOCKING BETWEEN THE FRAMING MEMBERS ON APPROVED SHEATHING PAPER ON 2" (51) STUDS @ 16" O.C. 1/2" WATER RESISTANT GYP BOARD INTERIOR FINISH.
- 4. 2" (51) (8x14) SILL PLATE WITH 1/2" (13) ANCHOR BOLTS TO 1" (25) LONG, UNBURNED W4x13S INTO CONC. @ 16" (406) O.C. CALLING OUT BASKET BETWEEN PLATE & TOP OF FOUND. WALL. USE POLYURETHANE GROUT TO LEVEL SILL PLATE WHEN REQUIRED.



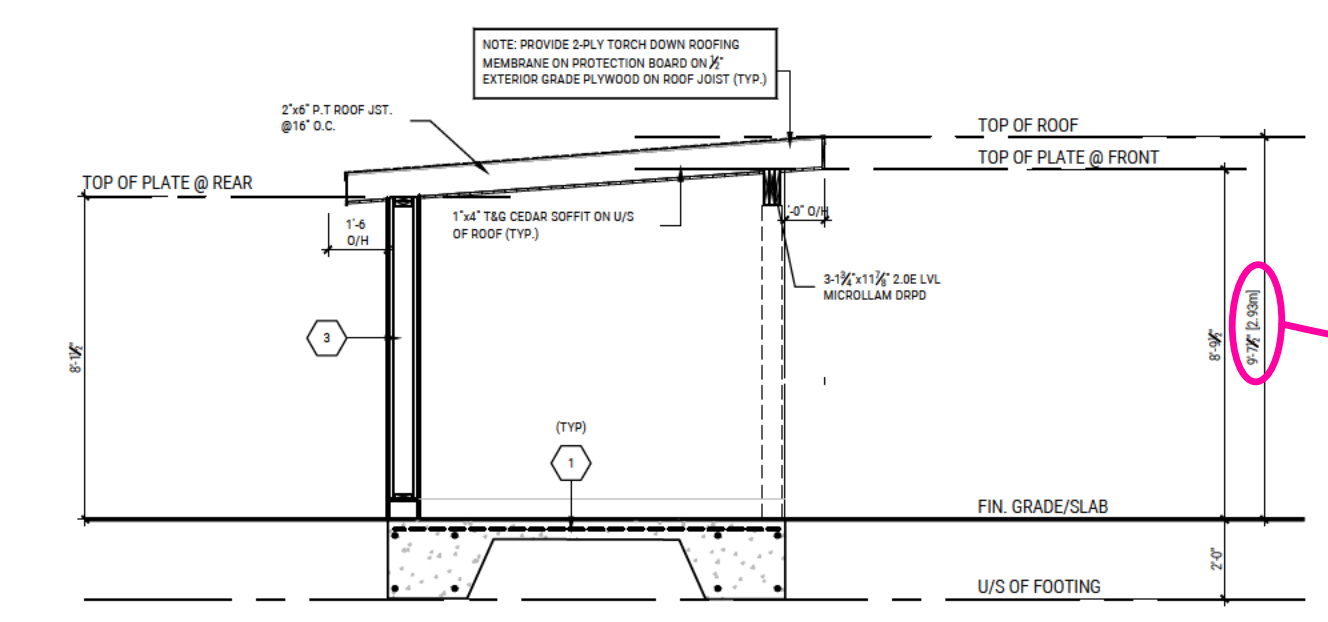
PROPOSED FRONT ELEVATION (TOWARDS POOL)

PROPOSED RIGHT SIDE ELEVATION



PROPOSED LEFT SIDE ELEVATION

PROPOSED REAR ELEVATION



CROSS-SECTION 'A-A'

FYI...they allowed me 3.95m.
Old Bylaw = 4.0m max.
New Bylaw = 3.0m max.

Finished grade and slab NOT at same level.

As-Built photos show "actual" grade approx. 0.3m below slab. Hence, true height of structure is 2.93m + 0.3m = 3.23m. New Bylaw says max. height 3.0m. Therefore, there ought to have been a variance required for the height. Why wasn't this identified by zoning staff or the applicant?

Refer to photos on following pages which show discrepancies pertaining to height of structure show on plans and actual "as-built" height.

QUALIFICATIONS
The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.

Nick Menonna 23967 BCR
Daniel Venturuzzo 29448 BCR
VERUS DESIGN INC. 130512 BCR

SITE VISIT PHOTOS: DEVELOPMENT PLANNING



Actual Fin. Grade

Top of Slab

Approx. 0.3m
(visual)

The drawings presented by the applicant do not accurately reflect as-built details pertaining to the total height of the structure, which is actually higher than proposed, likely exceeding the max. permissible height of 3.0m prescribed in new Bylaw. Height shown on drawings is not measured to the “existing” grade around the structure.










Applicant's height measurement taken from top of slab which is notably higher than the adjacent grade. Applicant's drawing shows top of slab and grade at same level. This is incorrect and ought to have been identified. Height measured to the grade likely exceeds 3.0m which triggers need for another variance under new Bylaw.

Top of slab

Top of grade



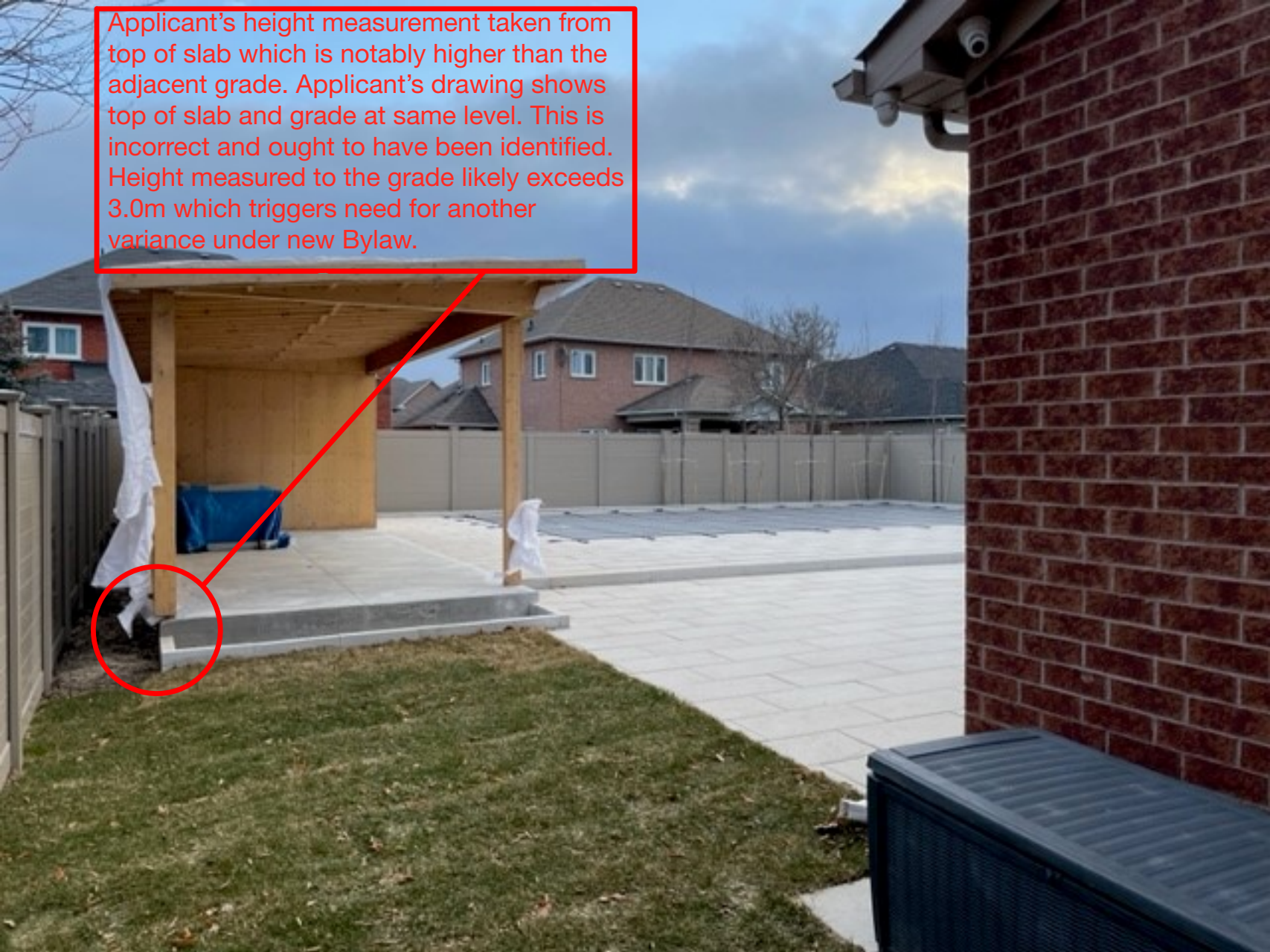
A photograph of a wooden structure under construction on a concrete slab. The structure has a flat roof and vertical studs. A yellow box highlights a text block, and a yellow circle highlights the base of the structure. The background shows a residential yard with a fence and a house.

Applicant's height measurement taken from top of slab which is notably higher than the adjacent grade. Applicant's drawing shows top of slab and grade at same level. This is incorrect and ought to have been identified. Height measured to the grade likely exceeds 3.0m which triggers need for another variance under new Bylaw.



Applicant's height measurement taken from top of slab which is notably higher than the adjacent grade. Applicant's drawing shows top of slab and grade at same level. This is incorrect and ought to have been identified. Height measured to the grade likely exceeds 3.0m which triggers need for another variance under new Bylaw.

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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
MetroInx *Schedule B				
Propane Operator *Schedule B				
Development Planning	X	X		Recommend Partial Approval (Refusal of Variance #2)
Building Standards (Zoning)	X	X		General Comments

Date: April 14th 2023

Attention: **Christine Vigneault**

RE: Request for Comments

File No.: **A051-23**

Related Files:

Applicant Charles & Nada Di Maria

Location 194 Polo 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:

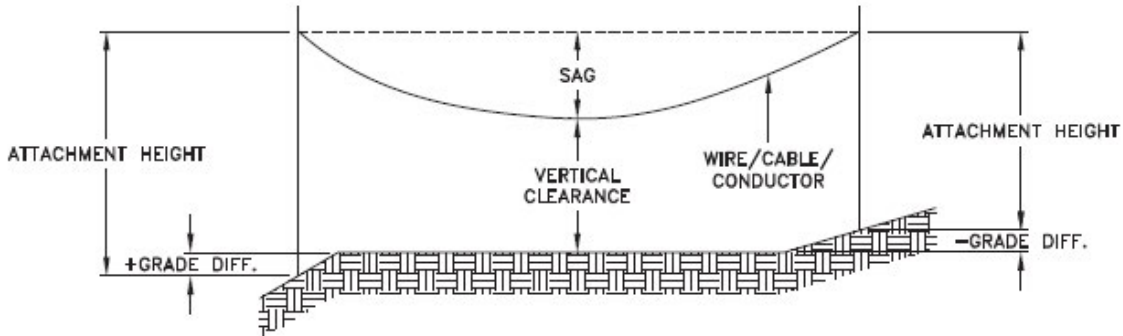
Mr. Stephen Cranley, C.E.T
Supervisor, Distribution Design, ICI & Layouts (North)
Phone: 1-877-963-6900 ext. 31297

E-mail: stephen.cranley@alectrautilities.com

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"

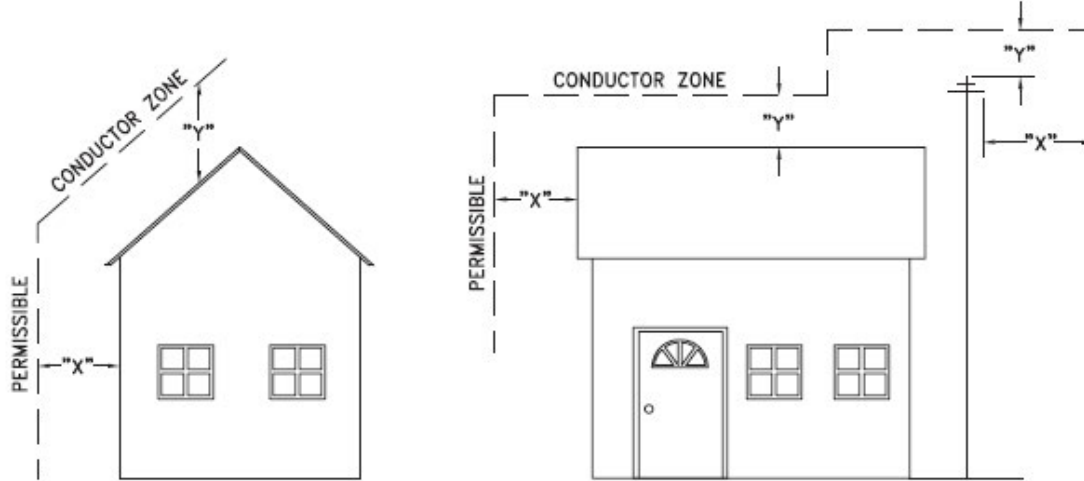
REFERENCES

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 folder/Section 3.3-6/DWG 03-4 R0 May 5, 2010.dwg, 3/3/2010 10:27:02 AM, Adobe PDF

To: Committee of Adjustment
From: Punya Marahatta, Building Standards Department
Date: April 17, 2023
Applicant: Charles & Nada Di Maria
Location: 194 Polo Crescent
 PLAN 65M-3625, Lot 10
File No.(s): A051/23

Zoning Classification:

The subject lands are zoned R1A(EN) – First Density Residential Zone (Established Neighbourhood) 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.b]	To permit a residential accessory structure (Cabana) with a height greater than 2.8m to be located at a minimum of 0.6m from the rear 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. [Section 4.1.2.b]	To permit a residential accessory structure (Cabana) with a height greater than 2.8m to be located at a minimum of 0.6m from the interior side lot line.

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 10m².

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.

To: Christine Vigneault, Committee of Adjustment Secretary Treasurer
From: Nancy Tuckett, Director of Development Planning
Date: May 4, 2023
Name of Owners: Charles & Nada Di Maria
Location: 194 Polo Crescent
File No.(s): A051/23

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

1. To permit a residential accessory structure (Cabana) with a height greater than 2.8 m to be located at a minimum of 0.6 m from the rear lot line.
2. To permit a residential accessory structure (Cabana) with a height greater than 2.8 m to be located at a minimum of 0.6 m from the interior side lot line.

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.

Official Plan:

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

Comments:

The Owners are requesting relief to permit the existing cabana with the above noted variances.

The Development Planning Department has no objection to Variance 1 for the reduced rear yard setback to the cabana. The requested relief will be utilized by the north wall of the cabana which has a width of 3.18 m. The 3.18 m wall runs along a relatively small portion of the rear lot line. As such, the reduced rear yard setback will not pose adverse visual impacts to the neighbouring property to the rear and an appropriate area for maintenance access is maintained. The Development Engineering Department has also reviewed the proposal and is satisfied that drainage in the rear yard will be maintained.

The Development Planning Department is not in position to support Variance 2 for the reduced interior side yard setback to the cabana. The cabana proposes an enclosed washroom and pool equipment room and a covered outdoor lounge area. A flat roof design ranging in height from approximately 2.7 m to 2.93 m is proposed. The 10.88 m length of the cabana occupies about two thirds of the rear yard's depth. The combination of building length relative to rear yard depth and the building's proximity to the side lot line results in a significant amount of massing being imposed upon the neighbouring property. A function of an interior side yard setback is to restrict the built form's proximity to said lot line to address items such as massing and privacy. It is staff's opinion that permitting a cabana of this length where only a 0.6 m interior side yard setback remains is a substantial deviation from the zoning by-law's intent, is not minor in nature, nor desirable and appropriate for the use of the land. Adverse massing and privacy impacts are anticipated to the abutting rear yard to the west.

The washroom and pool equipment rooms and a smaller covered lounge area may be accommodated within a cabana with a reduced length. This would also address the massing impacts associated with a long continuous wall facing the west interior side lot line. As such, staff believe there are more appropriate built form alternatives which could provide for the desired uses. A smaller cabana proposal would reduce the massing impacts currently anticipated with the existing cabana.

Accordingly, the Development Planning Department cannot support Variance 2 and is of the opinion that the proposal is not minor in nature, does not maintain the general intent and purpose of the Zoning By-law, and is not desirable and appropriate for the development of the land.

The Development Planning Department can support Variance 1 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 **refusal** of Variance 2 and **approval** of Variance 1.

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

Lenore Providence

From: Development Services <developmentsservices@york.ca>
Sent: April-21-23 1:28 PM
To: Christine Vigneault
Cc: Committee of Adjustment
Subject: [External] RE: A051/23 (194 Polo Crescent) - 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	Ralph Greco	182 Polo Crescent	05/02/2023	Letter of Objection
Public	Rob Costabile	188 Polo Crescent	05/02/2023	Letter of Objection

From: [REDACTED]
To: [Committee of Adjustment](#)
Subject: [External] Written views - Application A051/23
Date: Tuesday, May 2, 2023 8:01 53 AM

Good morning everyone:

We are extremely frustrated, shocked, confused & disappointed. Along with ourselves, there are two residents directly behind 194 Polo Crescent who oppose the structure. In addition, there is another resident, next door to my home, who also objects. 4 separate families which are directly impacted. The structure is EXCESSIVE and does not come close to adhering to the initial bylaw that was in place when this structure was erected - without a permit.

Clearly, the structure is too large as determined by the extent of the impact on neighbouring properties. Primary issues raised include: loss of sunlight (we have several large windows in our home and this structure will impact morning sun and light) views, spacing and openness from NUMEROUS locations of our homes - all of this is a result of the mass, height and bulk of the proposed development. **In addition, there are issues related to drainage as we have trees planted directly below their arching roof.**

My family's quality of life - loss of enjoyment in gardening (shade, shadowing) and loss of early morning sunlight - is a SIGNIFICANT factor and NEEDS to be considered. Clearly, this structure is not desirable from a planning and public interest perspective; allowing a structure of this size sets a precedent and affects the broad public interest as it relates to the neighbourhood, accepted planning principles and the existing patterns of development. **Further, this structure is CLEARLY in no way compatible with the existing homes in the neighbourhood with respect to size, height, setback and close proximity to the side and rear fence. The character of our home and neighbourhood is deserving of protection!** This development is not compatible and its negative visual impact is extreme and excessive! It destabilizes the character of our home and neighbourhood.

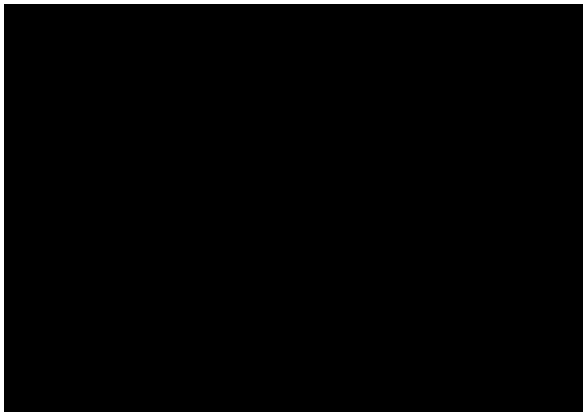
A primary factor often considered by people motivated to purchase in our neighbourhood and community is the degree of spaciousness, sunlight and privacy that was dictated by zoning by-laws that existed when the neighbourhood was developed and more recently, **A BY-LAW THAT WAS IN PLACE WHEN THIS STRUCTURE WAS BUILT!!!** We paid a higher purchase price and continue to pay higher annual taxes for the enjoyment of these qualities and thus, as law abiding respectful citizens of Vaughan, **WE ARE ENTITLED TO PROTECTION FROM A REDUCTION IN ZONING STANDARDS. WE SHOULD BE ABLE TO RELY UPON A MUNICIPALITIES FORMER ZONING POLICY, again the policy that was in place when this structure was built!! IT IS A BREACH OF TRUST WHEN THIS IS DIMINISHED!!!**

GRADING & ELEVATION - There is an enormous cement pad that was built which raises their backyard elevation. This structure REMAINS EXCESSIVE & TOWERS over our backyard.

We will be pursuing this to the FULLEST extent. I can state with confidence that if any of you took the time to visit my home and entered my backyard, you would have a much greater sense of clarity and understanding in regards to the facts stated in this email.

Regards,

Robert Costabi e



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From: [REDACTED]
To: [Committee of Adjustment](#)
Cc: [REDACTED]
Subject: [External] RE: File A051/23
Date: Tuesday, May 2, 2023 10:43:01 AM

Good morning,

My name is Ralph Greco and I am at 182 Polo Crescent in Woodbridge. I am reaching out in regards to the structure constructed in the rear yard at 194 Polo Crescent. This structure is excessive and the visual impact to our neighbourhood is of great concern to me. There is one property between my home and 194 Polo Crescent, and from my rear yard patio exit door, which is over 100 feet away, the structure is extremely visible. Beyond the dimensional height of the structure, it is important to also take into account the sizeable cement pad it sits on which adds to the overall height and makes the structure further stand out. This is in no way consistent with the desirable characteristics of our beautiful neighbourhood. When we purchased our home in this neighbourhood, the beauty, spaciousness, sunlight and privacy in our rear yard were key factors. The structure was in clear violation of the bylaw that was in place when the structure was erected. In addition no permit was issued. Allowing a structure of this size sets a precedent in our neighbourhood. I am strongly in opposition of this structure.

Regards,

Ralph Greco

182 Polo Crescent