

| | |
|-------------------|---|
| ITEM: 6.11 | COMMITTEE OF ADJUSTMENT REPORT SUMMARY MINOR VARIANCE APPLICATION FILE NUMBER A322/22 23 JACKSON STREET, MAPLE |
|-------------------|---|

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

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

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

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

PUBLIC & APPLICANT CORRESPONDENCE

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

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

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

All personal information collected because of this public meeting (including both written and oral submissions) is collected under the authority of the Municipal Act, the Municipal Freedom of Information and Protection of Privacy Act (MFIPPA), the Planning Act and all other relevant legislation, and will be used to assist in deciding on this matter. All personal information (as defined by MFIPPA), including (but not limited to) names, addresses, opinions and comments collected will become property of the City of Vaughan, will be made available for public disclosure (including being posted on the internet) and will be used to assist the Committee of Adjustment and staff to process this application.

| Correspondence Type | Name | Address | Date Received (mm/dd/yyyy) | Summary |
|---------------------|------|---------|-------------------------------|---------|
| None | | | | |

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 |
|-------------|--------------------------------|------------------|
| A222/10 | 11/11/2010 | REFUSED; COA |

PREVIOUS COA DECISIONS ON THE SUBJECT LAND

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

| | | |
|--------------|-------------|---------------|
| OMB PL101404 | 05/11/20211 | APPROVED; OMB |
|--------------|-------------|---------------|

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
A322/22
23 JACKSON STREET, MAPLE**

| | |
|--|--|
| ITEM NUMBER: 6.11 | CITY WARD #: 1 |
| APPLICANT: | Frank & Livia Belcamino |
| AGENT: | Faraz Pouyandeh |
| PROPERTY: | 23 Jackson Street, Maple |
| ZONING DESIGNATION: | See Below |
| VAUGHAN OFFICIAL PLAN (2010) DESIGNATION: | Vaughan Official Plan 2010 ('VOP 2010'): "Low-Rise Residential" |
| RELATED DEVELOPMENT APPLICATIONS: | None |
| PURPOSE OF APPLICATION: | Relief from the Zoning By-law is being requested to permit the construction of a cabana and swimming pool. |

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

The subject lands are zoned R1E(EN), First Density Residential Zone (Established Neighbourhood), and subject to the provisions of Exception 14.534 under Zoning By-law 001-2021.

| # | Zoning By-law 001-2021 | Variance requested |
|---|--|---|
| 1 | A minimum northerly interior side yard setback of 2.4 metres is required to a proposed residential accessory structure (cabana). [Section 4.1.2] | To permit a minimum northerly interior side yard of 1.01 m to a residential accessory structure (cabana). |
| 2 | A minimum rear yard setback of 2.4 metres is required to a proposed residential accessory structure (cabana). [Section 4.1.2] | To permit a minimum rear yard setback of 0.64 m for a residential accessory structure (cabana). |
| 3 | A maximum lot coverage of 23% is permitted (main dwelling and residential accessory structure (cabana)). [Table 7-3] | To permit a maximum lot coverage of 28.73% (main dwelling and residential accessory structure (cabana)). |
| 4 | A maximum building height of 3.0 m is permitted. [4.1.4.1 and Building Height, Section 3, Definitions] | To permit a maximum building height of 3.57 m for a residential accessory structure (cabana). |
| 5 | An outdoor swimming pool (hot tub) shall only be permitted in the rear yard of a lot. [4.21.2] | To permit an outdoor swimming pool (hot tub) not to be located in the rear yard. |

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

HEARING INFORMATION

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: | April 27, 2023 | |
| Date Applicant Confirmed Posting of Sign: | April 24, 2023 | |
| Applicant Justification for Variances: <small>*As provided by Applicant in Application Form</small> | So I can maximize my space to cater to the needs of the owner | |
| 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: | TBD |
|---|-----|

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 38.66 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 A322/22, subject to the following condition(s):

| | |
|--|---|
| Development Engineering Recommended Conditions of Approval: | The Owner / Applicant shall submit the final Lot Grading and/or Servicing Plan to the Development Inspection and Lot Grading Division of the City's Development Engineering Department for final Lot Grading and/or Servicing Permit prior to any work being undertaken on the property. Please visit the Grading Permit page at City of Vaughan website to learn how to apply for the Grading Permit. If you have any questions about Grading Permit, please contact the Development Engineering Department by email at DEPermits@vaughan.ca . |
|--|---|

PARKS, FORESTRY & HORTICULTURE (PFH) COMMENTS

Forestry has no comment 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 comments received to date.

| | |
|--|------|
| 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 Planning roberto.simbana@vaughan.ca | TBD |
| 2 | Development Engineering Rex.bondad@vaughan.ca | The Owner / Applicant shall submit the final Lot Grading and/or Servicing Plan to the Development Inspection and Lot Grading Division of the City’s Development Engineering Department for final Lot Grading and/or Servicing Permit prior to any work being undertaken on the property. Please visit the Grading Permit page at City of Vaughan website to learn how to apply for the Grading Permit. If you have any questions about Grading Permit, please contact the Development Engineering Department by email at DEPermits@vaughan.ca. |

IMPORTANT INFORMATION – PLEASE READ

CONDITIONS: It is the responsibility of the owner/applicant and/or authorized agent to obtain and provide a clearance letter from respective department and/or agency (**see condition chart above for contact**). This letter must be provided to the Secretary-Treasurer to be finalized. All conditions must be cleared prior to the issuance of a Building Permit.

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

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

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

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

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

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

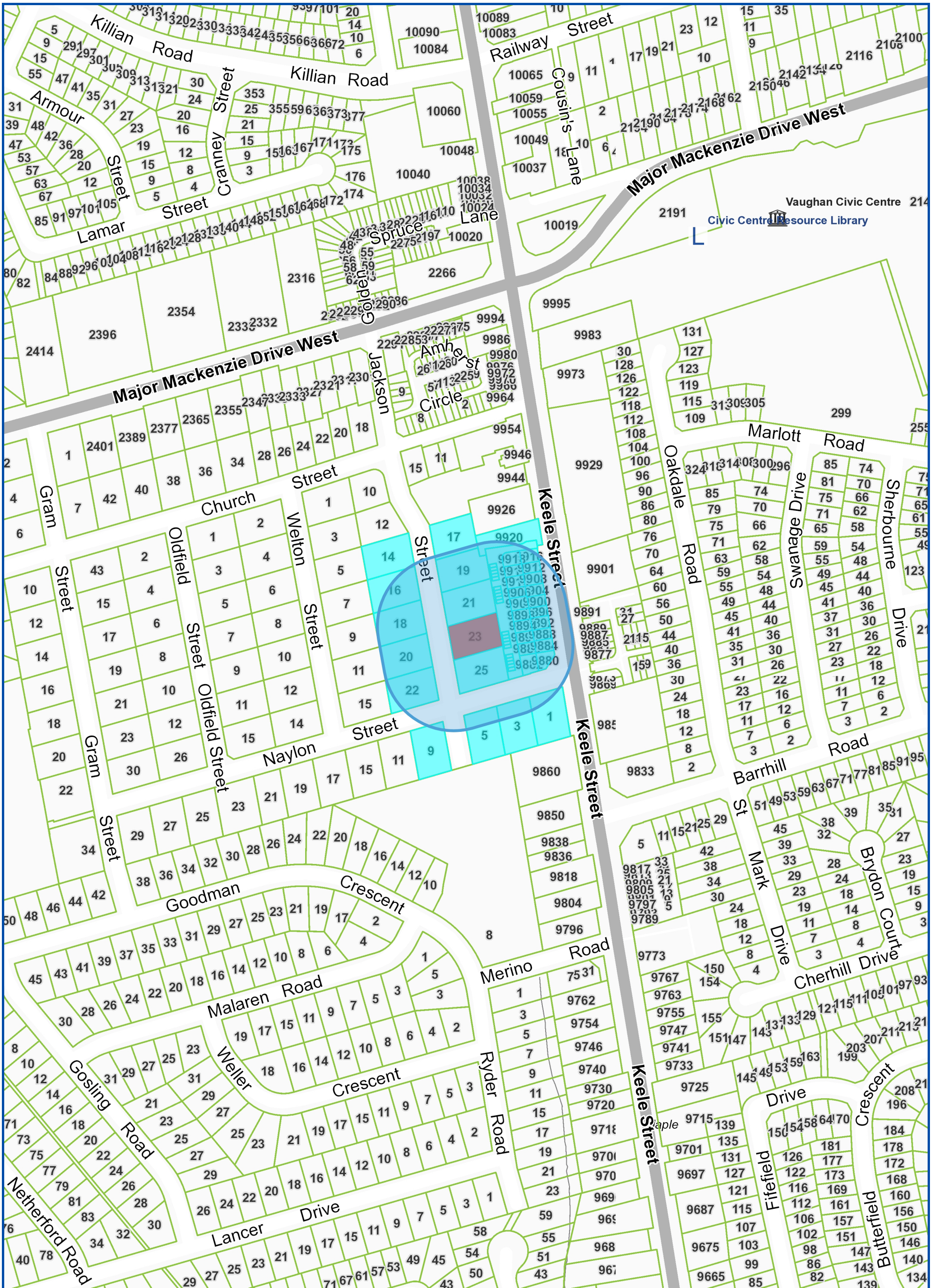
That the payment of the City Development Charge, if required, is payable to the City of Vaughan before issuance of a building permit in accordance with the Development Charges Act and the City’s Development Charges By-law in effect at the time of payment.

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

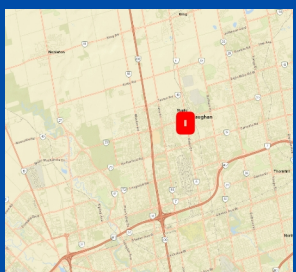
That the payment of Special Area Development charge, if required, is payable to the City of Vaughan before issuance of a building permit in accordance with the Development Charges Act and The City’s Development Charge By-law in effect at the time of Building permit issuance to the satisfaction of the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

NOTICE OF DECISION: If you wish to be notified of the decision in respect to this application or a related Ontario Land Tribunal (OLT) hearing you must complete a Request for Decision form and submit to the Secretary Treasurer (ask staff for details). In the absence of a written request to be notified of the Committee’s decision you will **not** receive notice.

SCHEDULE A: DRAWINGS & PLANS



Map Information:



Title:

NOTIFICATION MAP - A326/22

23 Jackson Street, Maple

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

January 19, 2023 1:05 PM

Projection:

NAD 83

UTM Zone

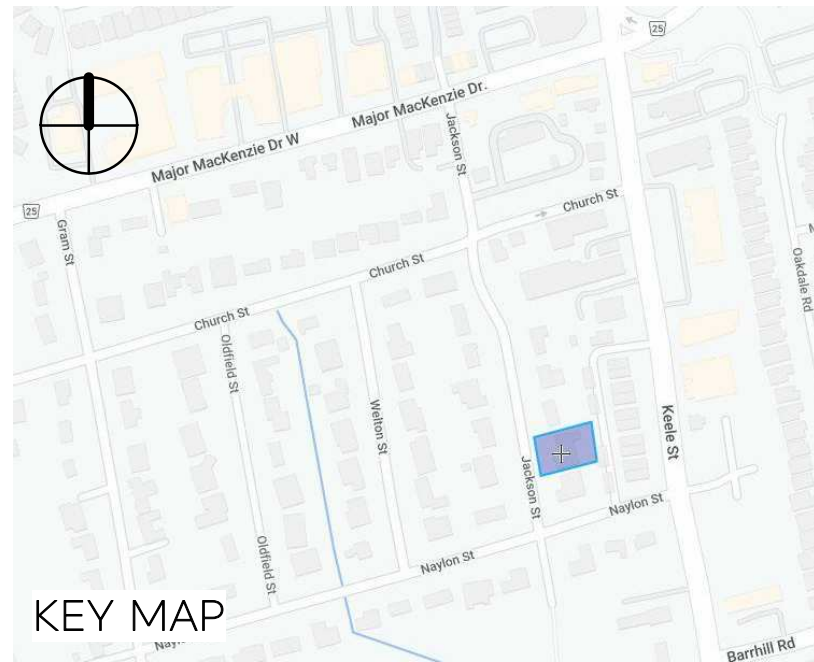
17N

23 JACKSON STREET

VAUGHAN, ON L6A 3Y3

LOT 66

REGISTERED PLAN 4626



KEY MAP

LIST OF DRAWINGS

| | |
|------|-----------------------|
| A00 | COVER |
| A000 | Site Plan |
| A001 | Notes |
| A002 | Notes - Cont. |
| A101 | Floor Plans |
| A102 | Roof Plan |
| A103 | Elevations |
| A104 | Elevations |
| A300 | REAR YARD LANDSCAPING |

Zoning Classification:

The subject lands are zoned R1E(EN), First Density Residential Zone (Established Neighbourhood), and subject to the provisions of Exception 14.534 under Zoning By-law 001-2021.

| # | Zoning By-law 001-2021 | Variance requested |
|---|--|---|
| 1 | A minimum northerly interior side yard setback of 2.4 metres is required to a proposed residential accessory structure (cabana). [Section 4.1.2] | To permit a minimum northerly interior side yard of 1.01 m to a residential accessory structure (cabana). |
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| 4 | A maximum building height of 3.0 m is permitted. [4.1.4.1 and Building Height, Section 3, Definitions] | To permit a maximum building height of 3.57 m for a residential accessory structure (cabana). |
| 5 | An outdoor swimming pool (hot tub) shall only be permitted in the rear yard of a lot. [4.21.2] | To permit an outdoor swimming pool (hot tub) not to be located in the rear yard. |

ZONING: R1E (EN) - (BY-LAW NO. 001-2021 - EXCEPTION 14.534)

| REQUIREMENTS | ZONING BY-LAW | EXISTING | PROPOSED |
|---------------|-------------------|------------------------|----------|
| MIN. FRONTAGE | 30m | 31.60m | NA |
| MIN. LOT AREA | 845m ² | 1488.58 m ² | NA |
| COVERAGE | 23% | 26% (APPROVED BY OMB) | 28.73% |

NOTE: ABOVE INFORMATION HAS BEEN TAKEN FROM THE GRADING PLAN BY SALNA SURVEYING, O.L.S., DATED JUNE 15, 2011.

ACCESSORY BUILDING

AREA

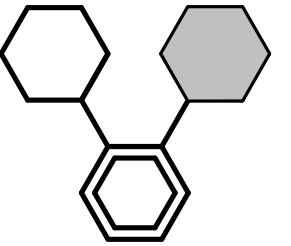
| AREA | ZONING BY-LAW | EXISTING | PROPOSED |
|-------------------------------------|----------------------------------|----------|----------------------|
| 10% OF LOT AREA / 67 m ² | 148.85 or 67 -> 67m ² | NA | 38.67 m ² |

SETBACKS

| SETBACKS | ZONING BY-LAW | EXISTING | PROPOSED |
|----------------------|---------------|----------|------------|
| SIDE SETBACK (NORTH) | 1.5m | NA | 1.01m (+-) |
| REAR SETBACK (EAST) | 7.5m | NA | 0.64m (+-) |

HEIGHT

| HEIGHT | ZONING BY-LAW | EXISTING | PROPOSED |
|-------------|-----------------------|----------|----------|
| MAX. HEIGHT | 3.0m {4.1.4.1 BY-LAW} | NA | 3.57m |



CONTRACTOR(S) SHALL CHECK AND VERIFY ALL DIMENSIONS ON THE JOB SITE AND REPORT ANY OMISSIONS OR DISCREPANCIES TO 12895005 CANADA INC. IN WRITTEN BEFORE PROCEEDING WITH THE WORK. ALL WORK TO CONFIRM WITH ALL GOVERNING CODES AND BY-LAWS. ALL DRAWINGS AND RELATED DOCUMENTS ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF 12895005 CANADA INC. THIS REPRODUCTION SHALL NOT BE DISCLOSED, USED OR REPRODUCED EXCEPT IN CONNECTION WITH SUCH USE OR WITH PRIOR WRITTEN CONSENT.

QUALIFICATION INFORMATION

NAME: FARAZ POUYANDEH
FIRM NAME: 12895005 CANADA INC.
BCIN: 110462
BCIN: 120623

EMAIL: Faraz.Pouyandeh@gmail.com
Cell: (647) 994-6010

I REVIEWED AND TAKE RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF 12895005 CANADA INC. REGISTERED UNDER SUBSECTION 3.2.4 OF DIVISION C OF THE BUILDING CODE IN THE APPROPRIATE CLASSES CATEGORIES.

REVISIONS

| | |
|--------------------------------|--------|
| ISSUED FOR CLIENT REVIEW | 220711 |
| ISSUED FOR SUBMISSION | 220728 |
| AS PER CITY COMMENTS | 221021 |
| ISSUED FOR COFA | 221105 |
| REVISED PER COFA NOTICE | 221206 |
| REVISED PER COFA NOTICE | 221223 |
| REVISED PER NOTICE JAN 13, 23 | 230116 |
| REVISED PER EXAMINER'S COMMENT | 230117 |
| REVISED PER NOTICE JAN 17, 23 | 230119 |

ADDRESS:

23 JACKSON STREET, VAUGHAN, ON L6A 3Y3

SHEET TITLE:

COVER

SHEET No.:

A00

DRAWN:

Author

CHECKED:

PROJECT No.: 2106-103

DATE: Issue Date

SCALE:

PLANS PREPARED AND VARIANCES

IDENTIFIED BY APPLICANT

A322/22

SUBJECT OF THIS PERMIT APPLICATION
NOTE: THE PROPOSED CABANA HAS A STOP ORDER.
(OTC # 21-117481 OB)

NOTE:
ALL SITE PLAN INFORMATION HAS BEEN TAKEN FROM
THE GRADING PLAN BY SALNA SURVEYING, O.L.S.
DATED JUNE 15, 2011.

THE INFORMATION SHOWN HEREON, INCLUDING GRADES SHALL
NOT BE USED FOR ANY LEGAL / ZONING / OR CONSTRUCTION
PURPOSE WITHOUT CONFORMING THE ACCURACY THEREOF BY
REFERENCE TO THE APPLICATION SURVEY.

EXISTING STATS:
LOT AREA = 1488.58 SQ.M.
BUILDING AREA = 389.07 SQ.M.
LOT COVERAGE = 26%
ALLOWED COVERAGE = 23%
NO. OF STOREYS = 1
(COVERAGE OF 26% APPROVED BY OMB)

EXACT LOCATION, SIZE, TYPE OF THE TREES
SHOWN ON THE PLAN, NEEDS TO BE CONFIRM BY
AN OLS OR AN CETIFIED ARBORIST.

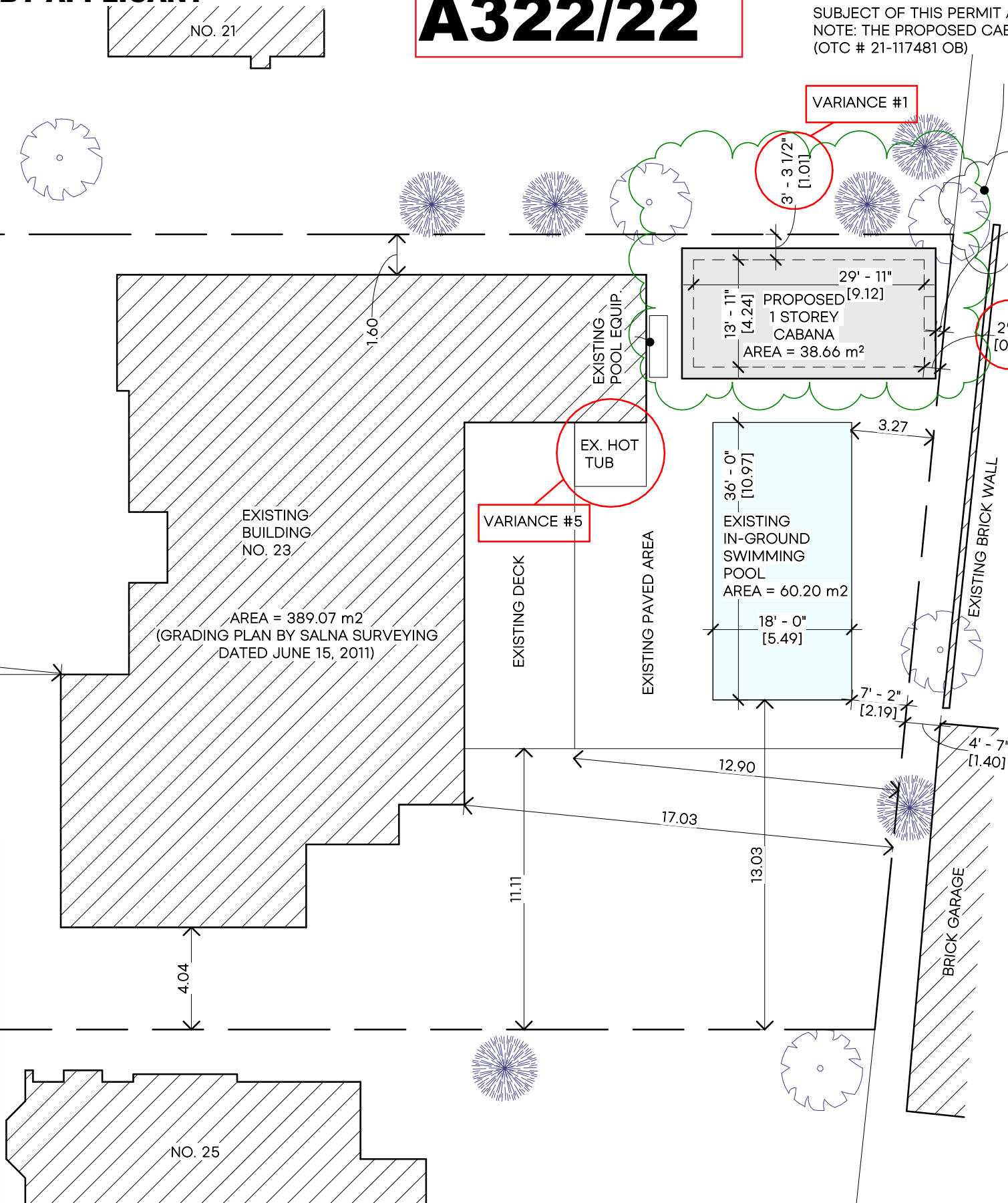
JACKSON STREET

DRIVEWAY

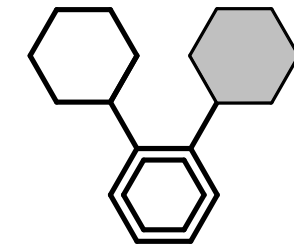
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1 Site Plan
1:200



CONTRACTOR(S) SHALL CHECK AND VERIFY ALL
DIMENSIONS ON THE JOB SITE AND REPORT ANY
OMMISSIONS OR DESCRIPANCIES TO 12895005 CANADA
INC. IN WRITTEN BEFORE PROCEEDING
WITH THE WORK.
ALL WORK TO CONFIRM WITH ALL GOVERNING CODES
AND BY-LAWS.
ALL DRWAINGS AND RELATED DOCUMENTS ARE
INSTRUMENTS OF SERVICE AND SHALL REMAIN THE
PROPERTY OF 12895005 CANADA INC.
THIS REPRODUCTION SHALL NOT BE DISCLOSED, USED OR
REPRODUCED EXCEPT IN CONNECTION WITH SUCH USE OR
WITH PRIOR WRITTEN CONSENT.

QUALIFICATION INFORMATION

NAME: FARAZ POUYANDEH FIRM NAME: 12895005 CANADA INC.
BCIN: 110462 BCIN: 120623

EMAIL: Faraz.Pouyandeh@gmail.com
Cell: (647) 994-6010

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DESIGN WORK ON BEHALF OF 12895005 CANADA INC.
REGISTERED UNDER SUBSECTION 3.2.4 OF DIVISION C OF
THE BUILDING CODE IN THE APPROPRIATE CLASSES
CATEGORIES.

REVISIONS

| | |
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| ISSUED FOR CLIENT REVIEW | 220711 |
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| AS PER CITY COMMENTS | 221021 |
| ISSUED FOR COFA | 221105 |
| REVISED PER COFA NOTICE | 221206 |
| REVISED PER COFA NOTICE | 221223 |
| REVISED PER NOTICE JAN 13, 23 | 230116 |
| REVISED PER EXAMINER'S COMMENT | 230117 |
| REVISED PER NOTICE JAN 17, 23 | 230119 |

ADDRESS:

23 JACKSON STREET, VAUGHAN,
ON L6A 3Y3

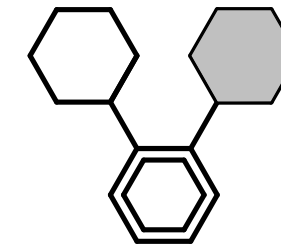
SHEET TITLE:

Site Plan

SHEET No.:

A000

DRAWN: Author
CHECKED:
PROJECT No.: 2106-103
DATE: Issue Date
SCALE:



CONTRACTOR(S) SHALL CHECK AND VERIFY ALL DIMENSIONS ON THE JOB SITE AND REPORT ANY OMISSIONS OR DISCREPANCIES TO 12895005 CANADA INC. IN WRITTEN BEFORE PROCEEDING WITH THE WORK.
 ALL WORK TO CONFIRM WITH ALL GOVERNING CODES AND BY-LAWS.
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QUALIFICATION INFORMATION

| | |
|-----------------|----------------------|
| NAME | FIRM NAME |
| FARAZ POUYANDEH | 12895005 CANADA INC. |
| BCIN | BCIN |
| 110462 | 120623 |

EMAIL: Faraz.Pouyandeh@gmail.com
 Cell: (647) 994-6010

I REVIEWED AND TAKE RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF 12895005 CANADA INC. REGISTERED UNDER SUBSECTION 3.2.4 OF DIVISION C OF THE BUILDING CODE IN THE APPROPRIATE CLASSES CATEGORIES.

REVISIONS

| | |
|--------------------------------|--------|
| ISSUED FOR CLIENT REVIEW | 220711 |
| ISSUED FOR SUBMISSION | 220728 |
| AS PER CITY COMMENTS | 221021 |
| ISSUED FOR COFA | 221105 |
| REVISED PER COFA NOTICE | 221206 |
| REVISED PER COFA NOTICE | 221223 |
| REVISED PER NOTICE JAN 13, 23 | 230116 |
| REVISED PER EXAMINER'S COMMENT | 230117 |
| REVISED PER NOTICE JAN 17, 23 | 230119 |

ADDRESS:

23 JACKSON STREET, VAUGHAN,
 ON L6A 3Y3

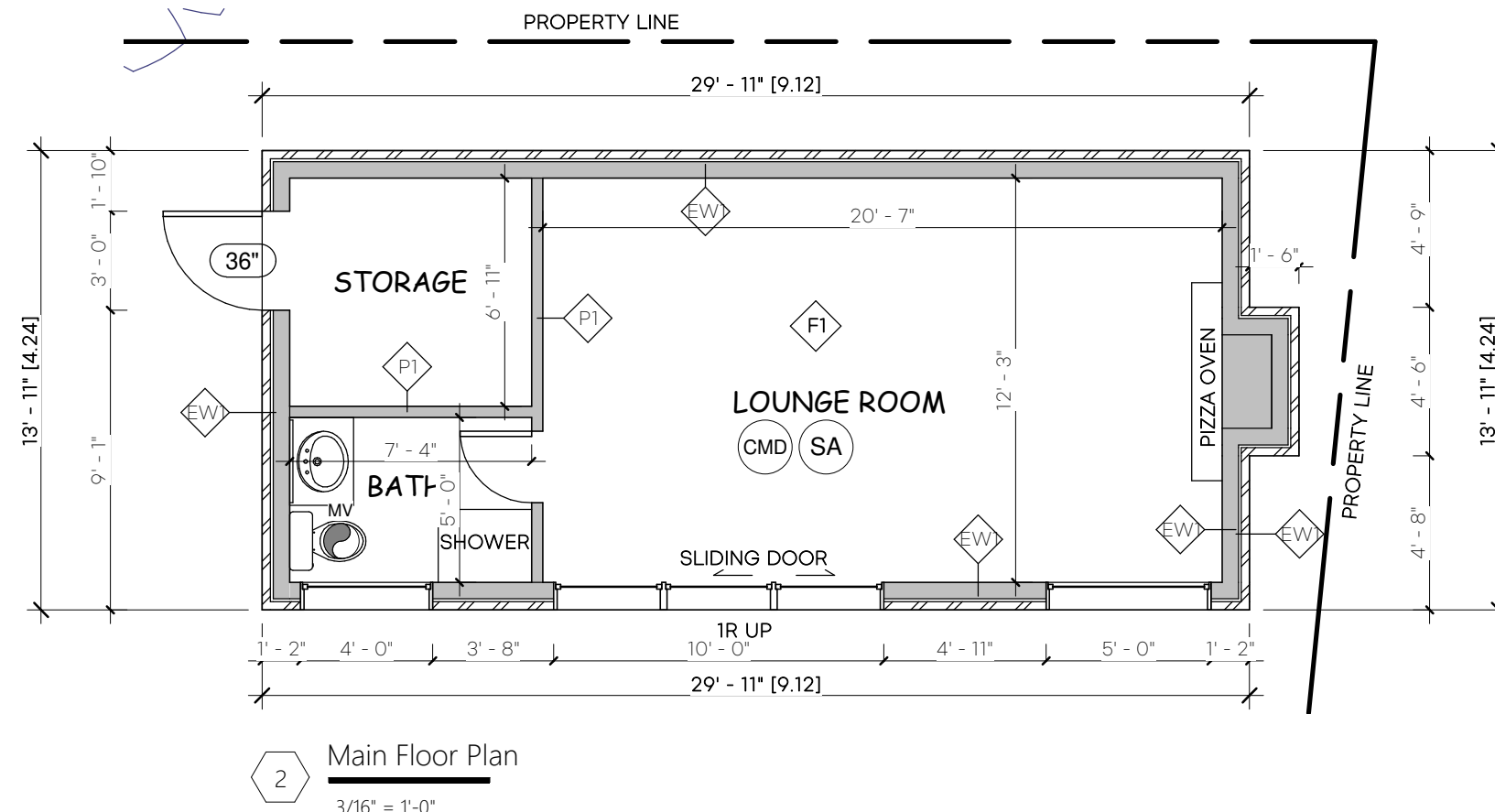
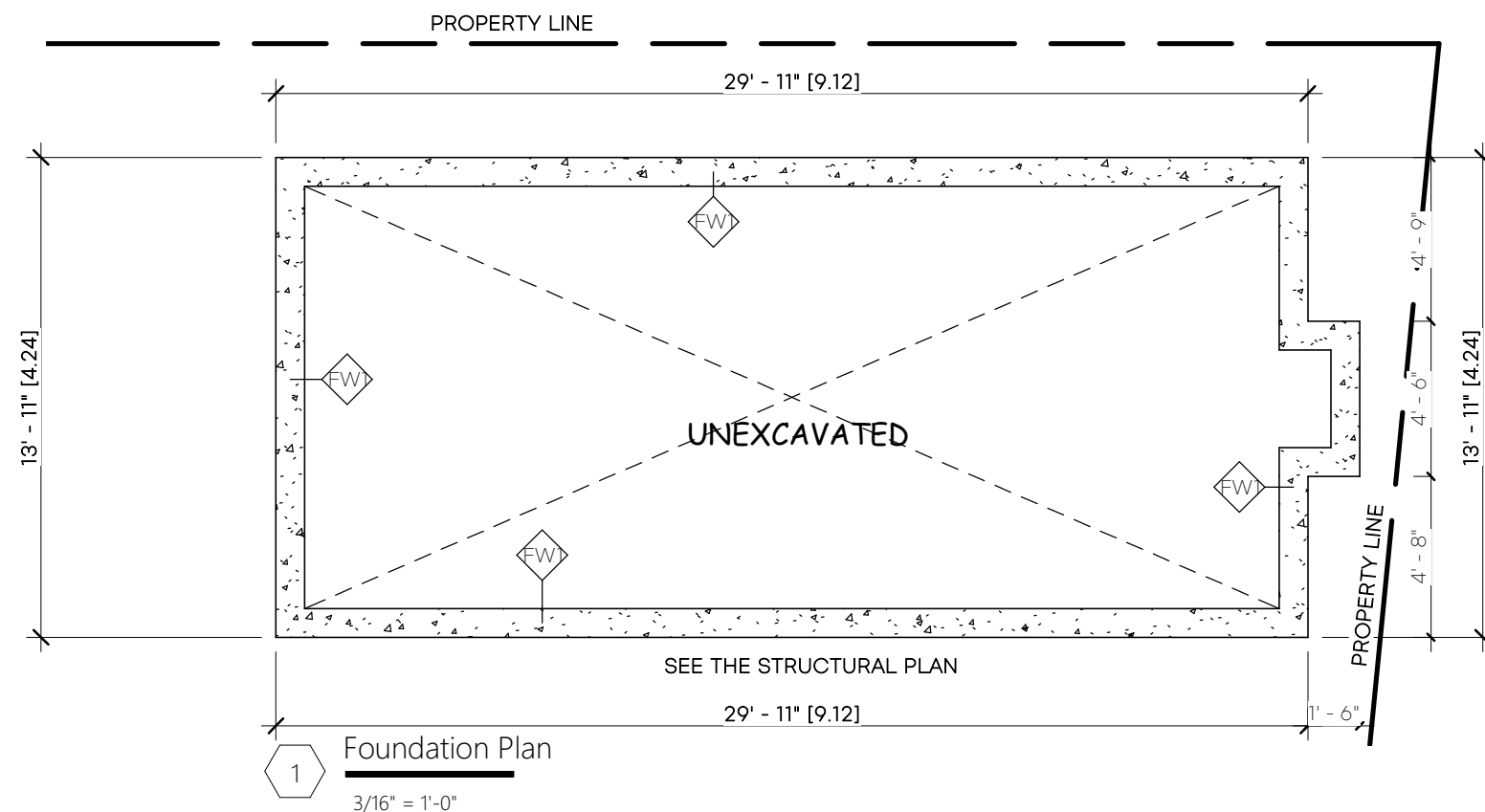
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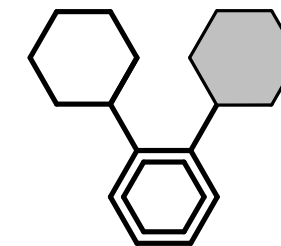
Floor Plans

SHEET No.:

A101

DRAWN: Author
CHECKED:
PROJECT No.: 2106-103
DATE: Issue Date
SCALE:





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| BCIN 110462 | BCIN 120623 |

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ADDRESS:

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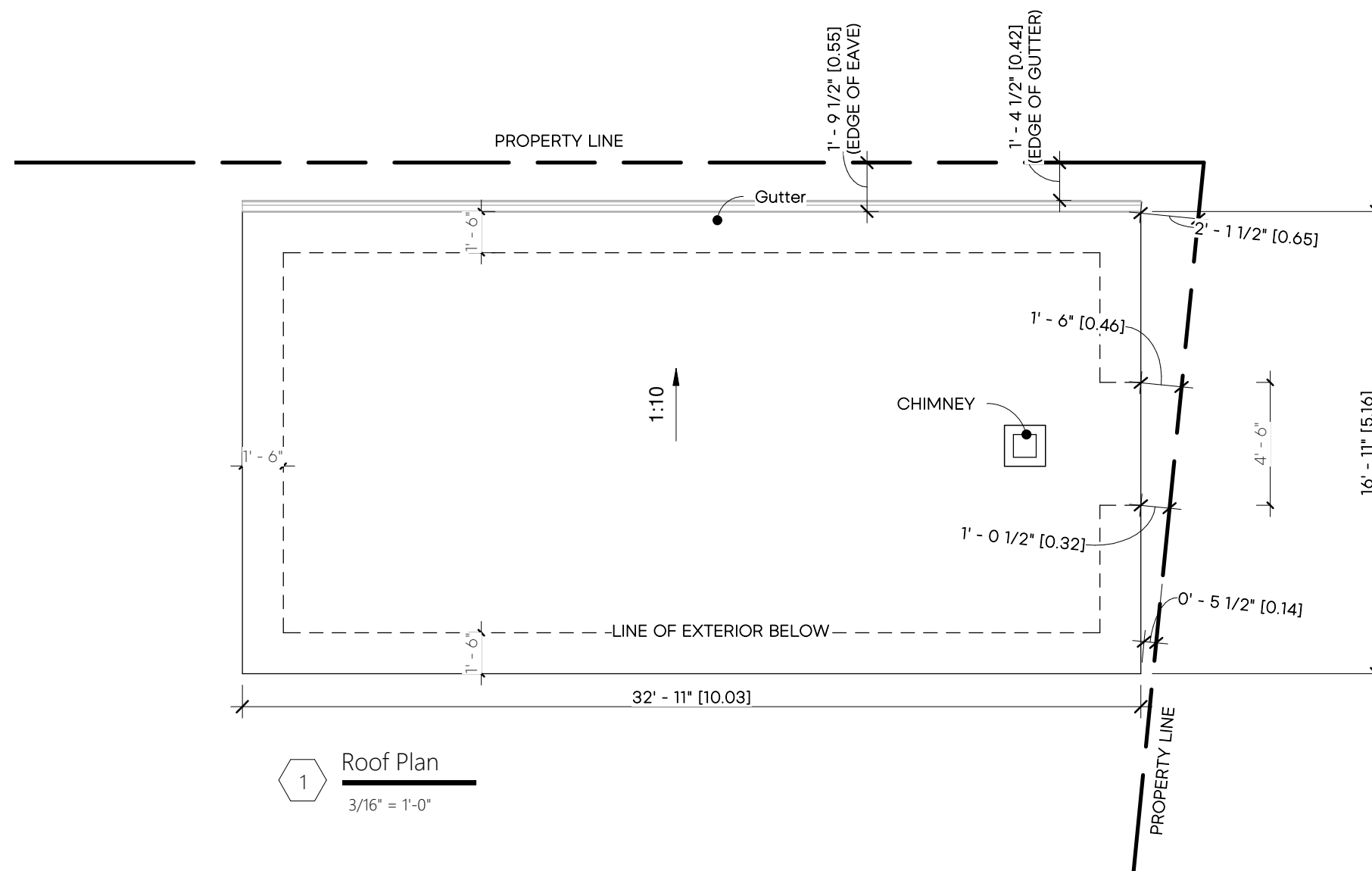
SHEET TITLE:

Roof Plan

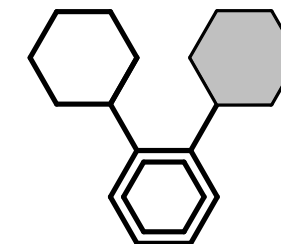
SHEET No.:

A102

DRAWN: Author
CHECKED:
PROJECT No.: 2106-103
DATE: Issue Date
SCALE:



1 Roof Plan
 3/16" = 1'-0"



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QUALIFICATION INFORMATION

NAME: FARAZ POUYANDEH FIRM NAME: 12895005 CANADA INC.
 BCIN: 110462 BCIN: 120623

EMAIL: Faraz.Pouyandeh@gmail.com
 Cell: (647) 994-6010

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23 JACKSON STREET, VAUGHAN, ON L6A 3Y3

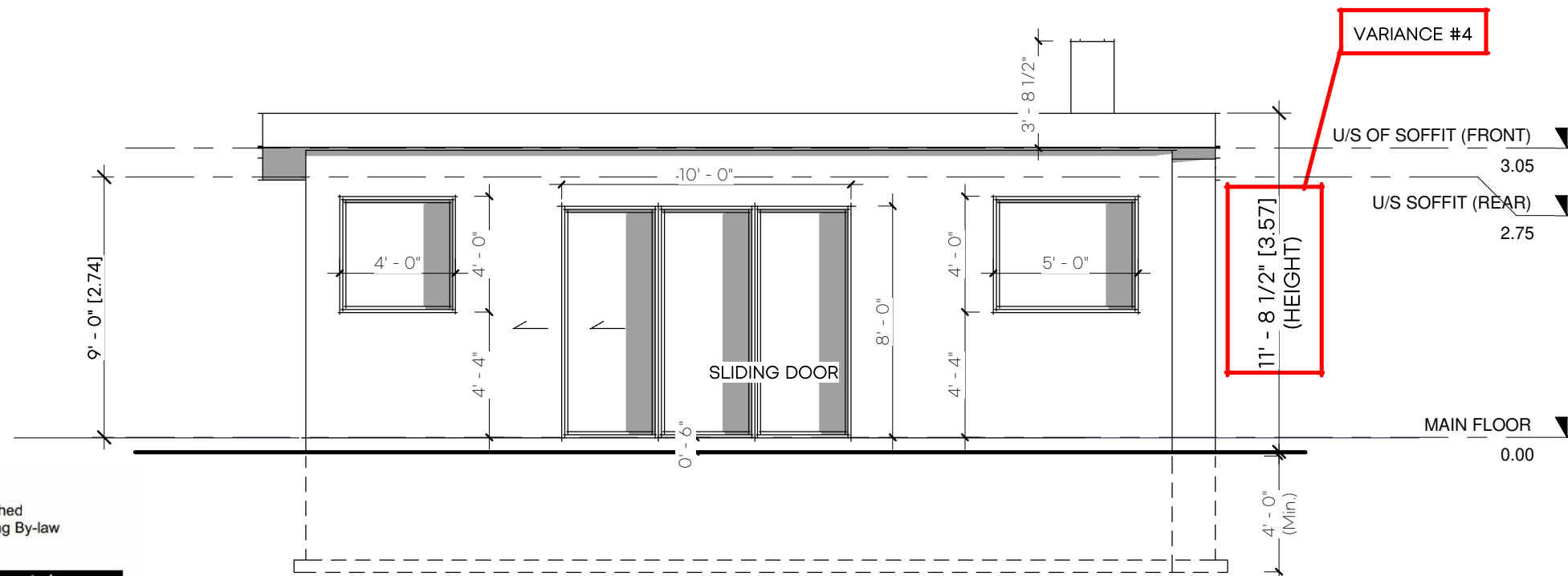
SHEET TITLE:

Elevations

SHEET No.:

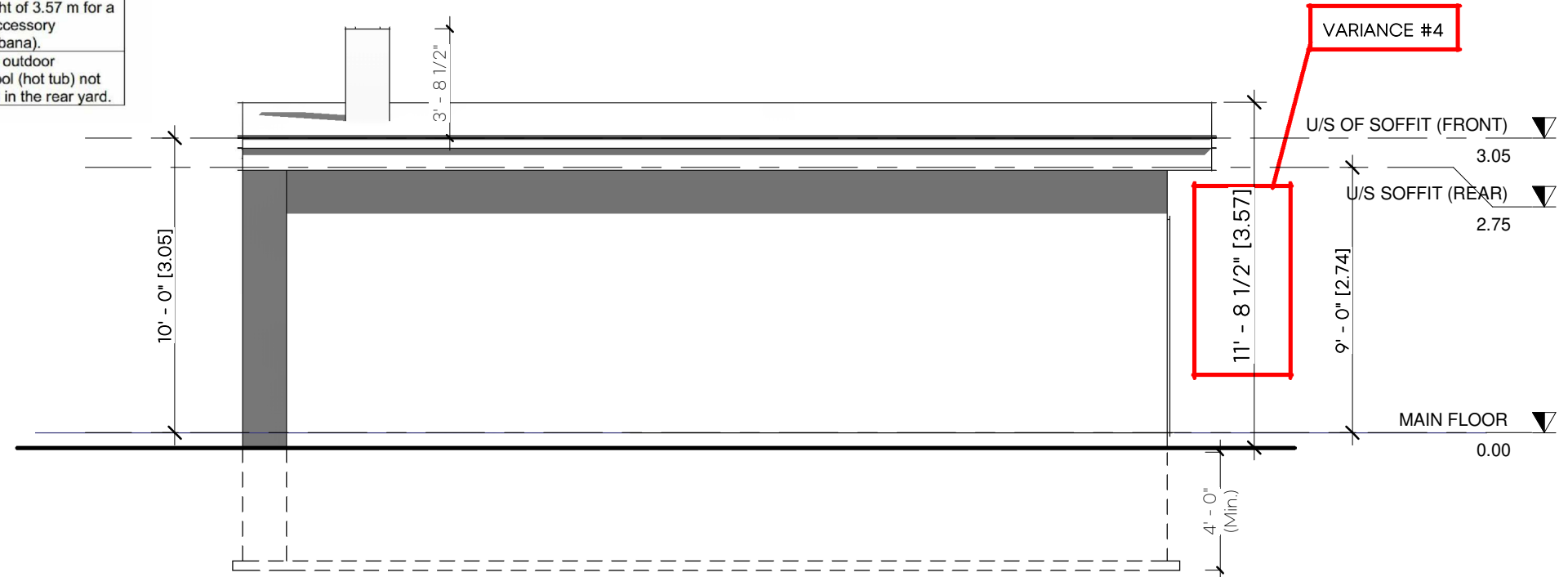
A103

DRAWN: Author
CHECKED:
PROJECT No.: 2106-103
DATE: Issue Date
SCALE:



1 Front (South) Elevation

3/16" = 1'-0"



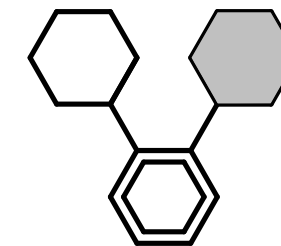
2 Rear (North) Elevation

3/16" = 1'-0"

Zoning Classification:

The subject lands are zoned R1E(EN), First Density Residential Zone (Established Neighbourhood), and subject to the provisions of Exception 14.534 under Zoning By-law 001-2021.

| # | Zoning By-law 001-2021 | Variance requested |
|---|--|---|
| 1 | A minimum northerly interior side yard setback of 2.4 metres is required to a proposed residential accessory structure (cabana). [Section 4.1.2] | To permit a minimum northerly interior side yard of 1.01 m to a residential accessory structure (cabana). |
| 2 | A minimum rear yard setback of 2.4 metres is required to a proposed residential accessory structure (cabana). [Section 4.1.2] | To permit a minimum rear yard setback of 0.64 m for a residential accessory structure (cabana). |
| 3 | A maximum lot coverage of 23% is permitted (main dwelling and residential accessory structure (cabana)). [Table 7-3] | To permit a maximum lot coverage of 28.73% (main dwelling and residential accessory structure (cabana)). |
| 4 | A maximum building height of 3.0 m is permitted. [4.1.4.1 and Building Height, Section 3, Definitions] | To permit a maximum building height of 3.57 m for a residential accessory structure (cabana). |
| 5 | An outdoor swimming pool (hot tub) shall only be permitted in the rear yard of a lot. [4.21.2] | To permit an outdoor swimming pool (hot tub) not to be located in the rear yard. |



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 Cell: (647) 994-6010

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ADDRESS:

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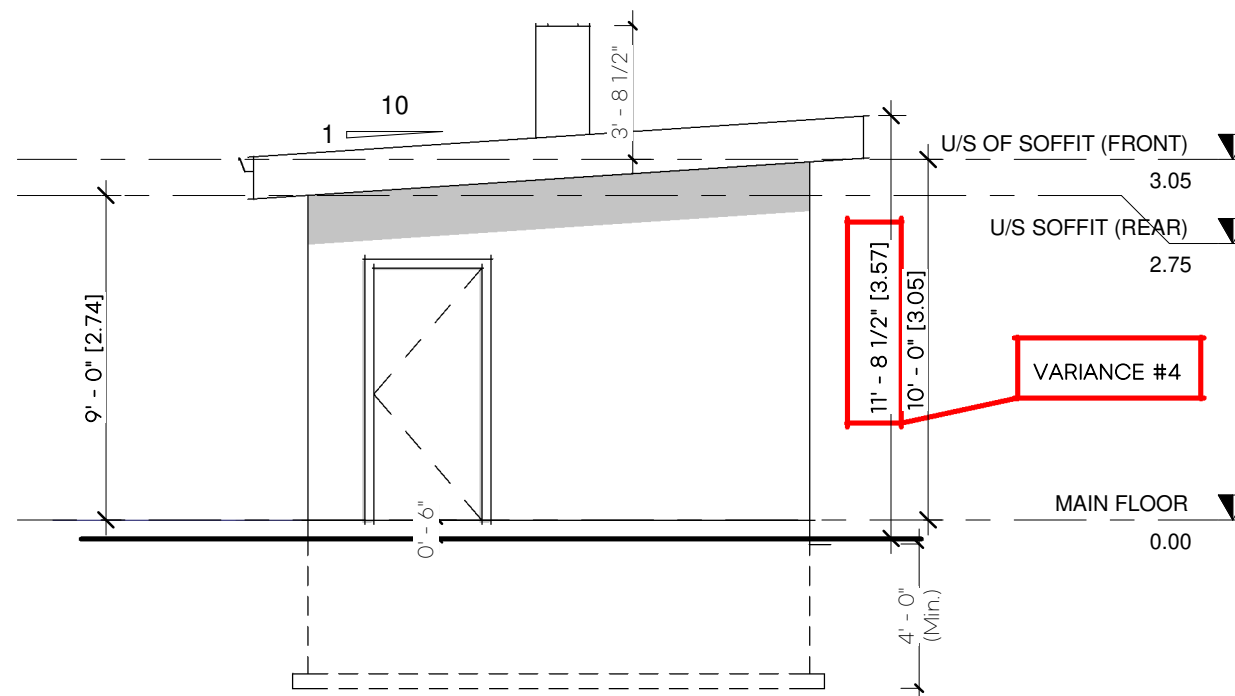
SHEET TITLE:

Elevations

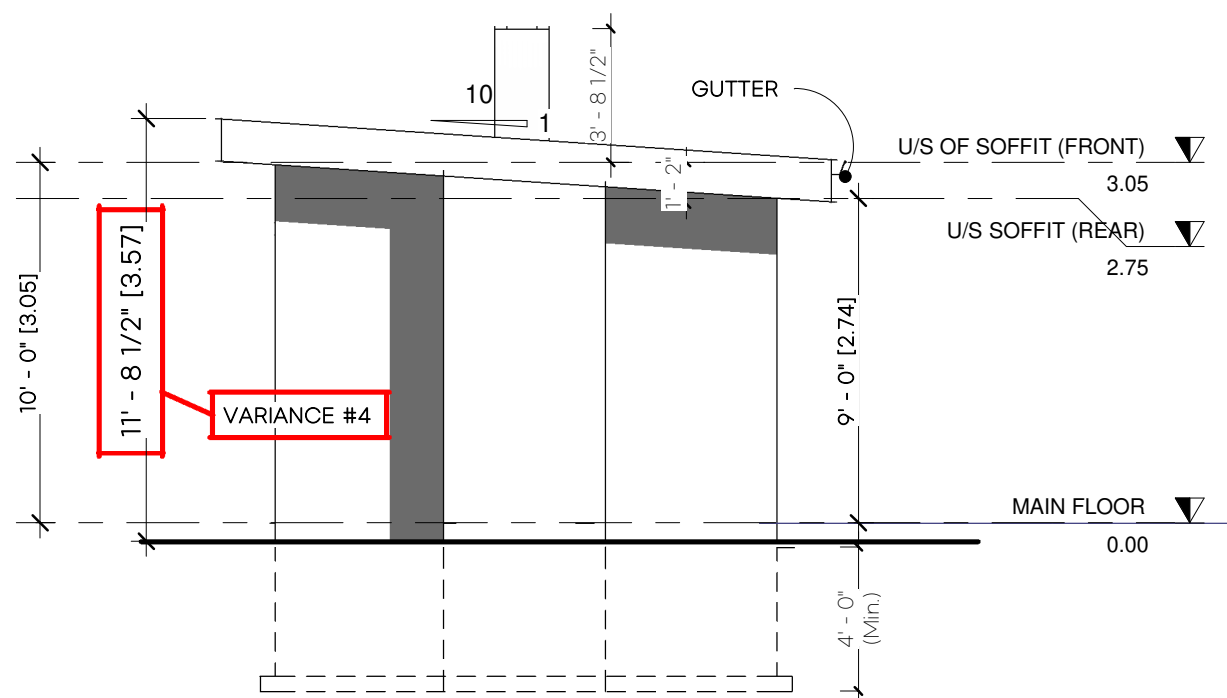
SHEET No.:

A104

DRAWN: Author
CHECKED:
PROJECT No.: 2106-103
DATE: Issue Date
SCALE:



1 West Elevation
 3/16" = 1'-0"

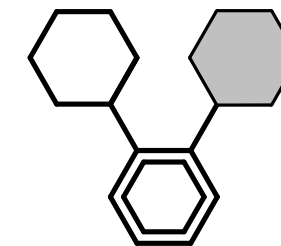


2 East Elevation
 3/16" = 1'-0"

Zoning Classification:

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| # | Zoning By-law 001-2021 | Variance requested |
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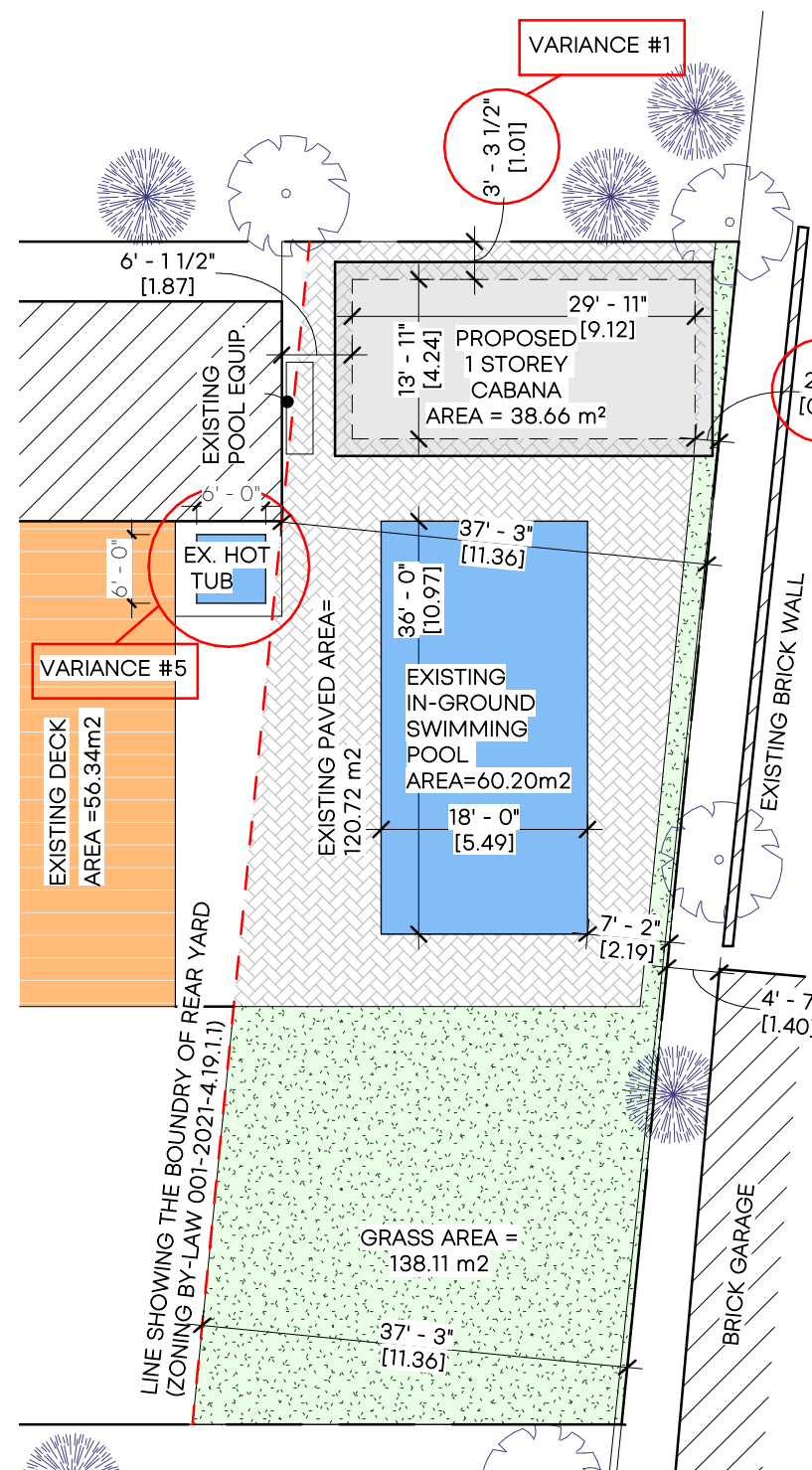
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 BCIN: 110462 BCIN: 120623

EMAIL: Faraz.Pouyandeh@gmail.com
 Cell: (647) 994-6010

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NOTE:
 THE PROPOSED CABANA
 HAS A STOP ORDER.

REAR YARD AREA (EXCLUDING DECK) = 358.86m2

GRASS AREA = 138.11 m2
 POOL AREA = 60.20 m2
 TOTAL = 198.31 m2

PAVED AREA = 120.72 m2
 CABANA AREA = 38.66 m2

MIN. REQUIRED SOFT LANDSCAPING -> (REAR YARD AREA - 135) X 0.6
 (358.86 - 135) X 0.6 = 134.32 m2
 PROVIDED GRASS AREA = 138.11 m2

Zoning Classification:

The subject lands are zoned R1E(EN), First Density Residential Zone (Established Neighbourhood), and subject to the provisions of Exception 14.534 under Zoning By-law 001-2021.

| # | Zoning By-law 001-2021 | Variance requested |
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ADDRESS:

23 JACKSON STREET, VAUGHAN,
 ON L6A 3Y3

SHEET TITLE:

REAR YARD LANDSCAPING

SHEET No.:

A300

DRAWN:

Author

CHECKED:

PROJECT No.:

2106-103

DATE:

Issue Date

SCALE:

2 Rear Yard Landscaping Calculation
 1: 200

SCHEDULE B: STAFF & AGENCY COMMENTS

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

Date: January 19th 2023

Attention: **Christine Vigneault**

RE: Request for Comments

File No.: **A322-22**

Related Files:

Applicant Frank & Livia Belcamino

Location 23 Jackson Street

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

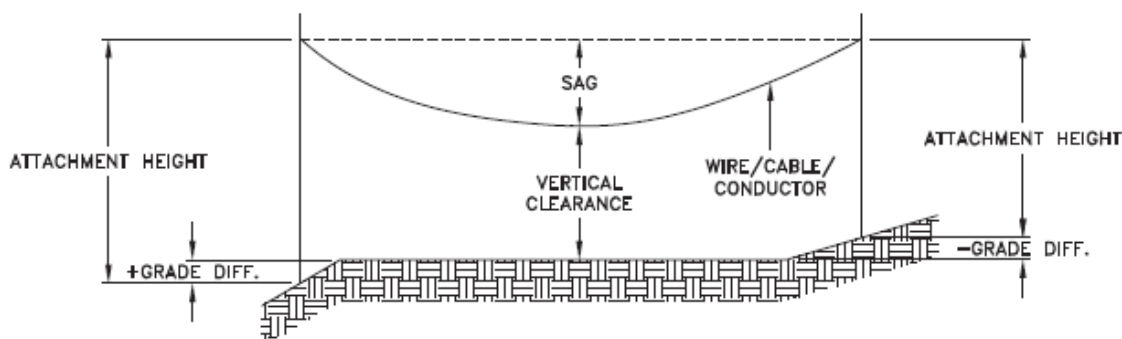
Supervisor, Distribution Design, ICI & Layouts (North)
Phone: 1-877-963-6900 ext. 31297

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

E-mail: stephen.cranley@alectrautilities.com

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 VEHICLES | 442cm | 442cm | 480cm | 520cm |
| OVER GROUND ACCESSIBLE TO PEDESTRIANS AND BICYCLES ONLY | 250cm | 310cm | 340cm | 370cm |
| ABOVE TOP OF RAIL AT RAILWAY CROSSINGS | 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

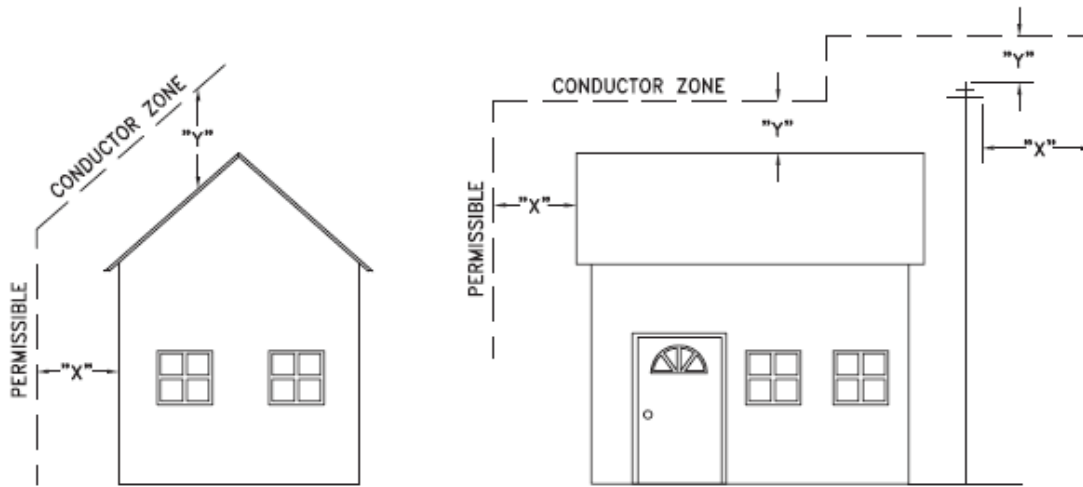
Certificate of Approval

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

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



| 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

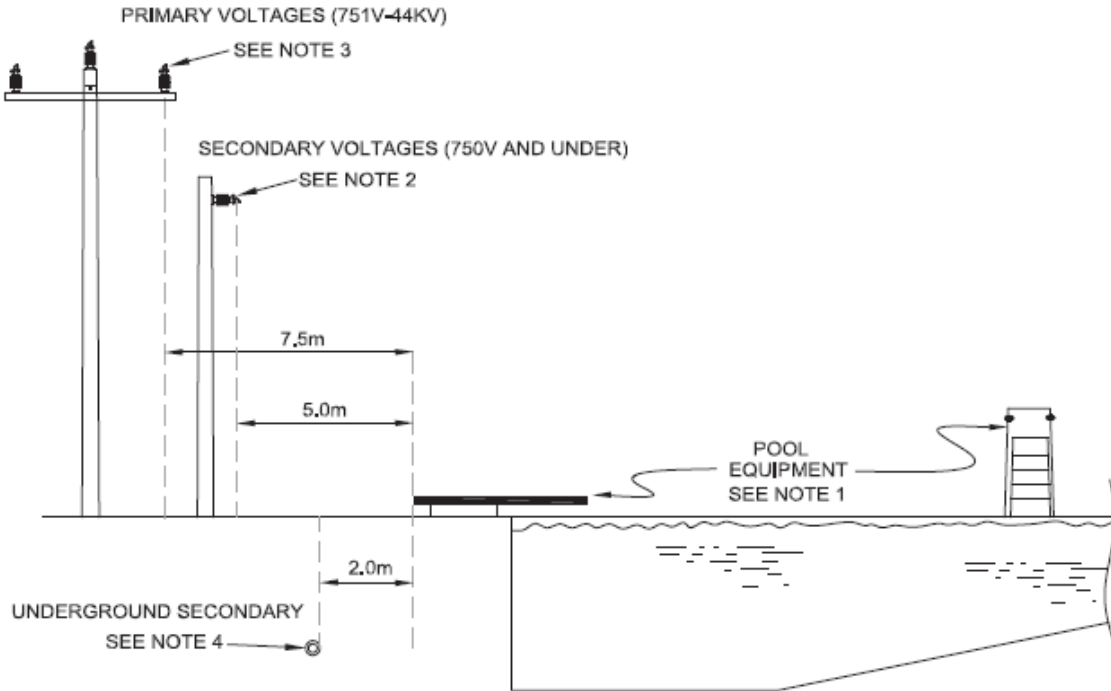
1. UNDER NO CIRCUMSTANCES SHALL A CONDUCTOR BE PERMITTED TO PENETRATE THE ENVELOPE SHOWN BY THE DOTTED LINE.
2. THE VERTICAL CLEARANCES ARE UNDER CONDITIONS OF MAXIMUM DESIGN SAG.
3. THE HORIZONTAL CLEARANCES ARE UNDER CONDITIONS OF MAXIMUM SWING. WHERE THE CONDUCTOR SWING IS NOT KNOWN A HORIZONTAL CLEARANCE 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 |

MINIMUM CLEARANCES FOR CONDUCTORS ADJACENT TO SWIMMING POOLS

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

| 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 |

To: Committee of Adjustment
From: Catherine Saluri, Building Standards Department
Date: January 17, 2023
Applicant: Frank & Livia Belcamino
Location: 23 Jackson Street
PLAN RP4626 Lot 66
File No.(s): A322/22

Zoning Classification:

The subject lands are zoned R1E(EN), First Density Residential Zone (Established Neighbourhood), and subject to the provisions of Exception 14.534 under Zoning By-law 001-2021.

| # | Zoning By-law 001-2021 | Variance requested |
|---|--|---|
| 1 | A minimum northerly interior side yard setback of 2.4 metres is required to a proposed residential accessory structure (cabana). [Section 4.1.2] | To permit a minimum northerly interior side yard of 1.01 m to a residential accessory structure (cabana). |
| 2 | A minimum rear yard setback of 2.4 metres is required to a proposed residential accessory structure (cabana). [Section 4.1.2] | To permit a minimum rear yard setback of 0.64 m for a residential accessory structure (cabana). |
| 3 | A maximum lot coverage of 23% is permitted (main dwelling and residential accessory structure (cabana)). [Table 7-3] | To permit a maximum lot coverage of 28.73% (main dwelling and residential accessory structure (cabana)). |
| 4 | A maximum building height of 3.0 m is permitted. [4.1.4.1 and Building Height, Section 3, Definitions] | To permit a maximum building height of 3.57 m for a residential accessory structure (cabana). |
| 5 | An outdoor swimming pool (hot tub) shall only be permitted in the rear yard of a lot. [4.21.2] | To permit an outdoor swimming pool (hot tub) not to be located in the rear yard. |

Staff Comments:

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

Order to Comply No. 2021 117481 000 00 OB has been issued for the construction of an accessory structure (cabana) without a building permit.

Building Permit(s) Issued:

Building Permit Application No. 2022 127269 has been submitted for the construction of an accessory structure (cabana).

A building permit may be required for the existing deck if one has not been issued.

Other Comments:

| General Comments | |
|------------------|--|
| 1 | On January 16, 2023, the Owner has confirmed that the existing deck is neither covered with a roof, nor has a room below it via email. |
| 2 | OMB decision PL101404 had approved a maximum lot coverage of 26%. |

| | |
|---|---|
| 3 | The applicant shall be advised that Comprehensive Zoning By-law 001-2021 is in effect and therefore any deficiencies previously identified under Zoning By-law 1-88 are no longer applicable. |
| 4 | The applicant shall be advised that additional variances may be required upon review of detailed drawing for building permit. |

Conditions of Approval:

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

None

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

From: [Development Services](#)
To: [Lenore Providence](#)
Cc: [Committee of Adjustment](#)
Subject: [External] RE: A322/22 (23 Jackson Street) - REQUEST FOR COMMENTS, CITY OF VAUGHAN
Date: Monday, February 6, 2023 4:22:05 PM
Attachments: [image002.png](#)
[image004.png](#)

Hi Lenore,

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
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SCHEDULE C: PUBLIC & APPLICANT CORRESPONDENCE

None