

ITEM: 6.8	REPORT SUMMARY MINOR VARIANCE APPLICATION FILE NUMBER A142/23
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Report Date: May 10, 2024

THIS REPORT CONTAINS COMMENTS FROM THE FOLLOWING
DEPARTMENTS & AGENCIES (SEE SCHEDULE B):

Additional comments from departments and agencies received after the publication of the report will be made available on the City’s [website](#).

Internal Departments *Comments Received	Conditions Required		Nature of Comments
Committee of Adjustment	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	General Comments
Building Standards (Zoning)	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	General Comments
Development Planning	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Recommend Approval/No Conditions
Development Engineering	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Recommend Approval/No Conditions
Development Finance	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	General Comments
By-law & Compliance	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	General Comments

External Agencies *Comments Received	Conditions Required		Nature of Comments *See Schedule B for full comments
Alectra	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	General Comments
TRCA	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	General Comments
Region of York	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	General Comments

PUBLIC & APPLICANT CORRESPONDENCE (SEE SCHEDULE C)				
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				

BACKGROUND (SCHEDULE D, IF REQUIRED)	
* Background Information contains historical development approvals considered to be related to this file. This information should not be considered comprehensive.	
Application No. (City File)	Application Description (i.e. Minor Variance Application; Approved by COA / OLT)
N/A	N/A

ADJOURNMENT HISTORY	
* Previous hearing dates where this application was adjourned by the Committee and public notice issued.	
Hearing Date	Reason for Adjournment (to be obtained from NOD_ADJ)
N/A	N/A

SCHEDULES	
Schedule A	Drawings & Plans Submitted with the Application
Schedule B	Comments from Agencies, Building Standards & Development Planning
Schedule C (if required)	Public & Applicant Correspondence
Schedule D (if required)	Background

	MINOR VARIANCE APPLICATION FILE NUMBER A142/23
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CITY WARD #:	3
APPLICANT:	Nafiseh Moosayebi
AGENT:	Pino Sacco
PROPERTY:	89 Rosshaven Crescent., Woodbridge
ZONING DESIGNATION:	See below.
VAUGHAN OFFICIAL PLAN (2010) DESIGNATION:	Vaughan Official Plan 2010 ('VOP 2010'): "Low Density Residential" by Volume 2, Section 12.13 – Block 40/47.
RELATED DEVELOPMENT APPLICATIONS:	None
PURPOSE OF APPLICATION:	Relief from the Zoning By-law is being requested to permit a proposed swimming pool, accessory structure (change room) and ground mounted air conditioning unit.

The following variances are being requested from the City’s Zoning By-law to accommodate the above proposal:

#	Zoning By-law 001-2021	Variance requested
1	Application is transitioned in accordance with Section 1.6	

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

	Zoning By-law 1-88	Variance requested
1	A private swimming pool shall be constructed not nearer to the rear lot line than 1.5m. [Section 4.1.1. i)]	To permit a private swimming pool to be located 1.2m from the rear lot line.
2	External Ground-Mounted Central Air Conditioner Units shall be permitted in the interior side yard with a minimum setback of 0.6m. [3.14.h.i)]	To permit an External Ground-Mounted Central Air Conditioner Unit in the interior side yard with a setback of 0.42m.
3	A minimum rear yard of 7.5m is required. [Schedule A-3]	To permit a minimum rear yard of 1.30 m for the proposed accessory building.
4	The minimum exterior side yard shall be 1.5m for a yard abutting a greenway. [9(1455)ei]	To permit a minimum exterior side yard of 1.4m to the proposed accessory building.

HEARING INFORMATION
DATE OF MEETING: Thursday, May 16, 2024 TIME: 6:00 p.m. MEETING LOCATION: Vaughan City Hall, Woodbridge Room (2 nd Floor), 2141 Major Mackenzie Drive LIVE STREAM LINK: Vaughan.ca/LiveCouncil
PUBLIC PARTICIPATION
<p>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</p> <p>If you would like to submit written comments, please quote file number above and submit by mail or email to:</p> <p>Email: cofa@vaughan.ca</p>

HEARING INFORMATION
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 <u>NOON</u> 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	
Date Public Notice Mailed:	May 2, 2024
Date Applicant Confirmed Posting of Sign:	April 23, 2024
Applicant Justification for Variances: <small>*As provided in Application Form</small>	To maintain recently constructed inground swimming pool and 1.2m meters from the rear lot line in lieu of 1.5 meters as required by the zoning by-law permit No. 22-127657
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.</small>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
COMMENTS:	
None.	
Committee of Adjustment Recommended Conditions of Approval:	None

BUILDING STANDARDS (ZONING)	
**See Schedule B for Building Standards (Zoning) Comments	
Building Standards Recommended Conditions of Approval:	None

DEVELOPMENT PLANNING	
**See Schedule B for Development Planning Comments.	
Development Planning Recommended Conditions of Approval:	None

DEVELOPMENT ENGINEERING	
Link to Grading Permit Link to Pool Permit Link to Curb Curt Permit Link Culvert Installation	
The Development Engineering Department does not object to the Minor Variance application A142/23 with regards to the proposed changeroom in the backyard.	
Development Engineering Recommended Conditions of Approval:	None

PARKS, FORESTRY & HORTICULTURE (PFH)
No comments received to date.

PARKS, FORESTRY & HORTICULTURE (PFH)		
PFH Recommended Conditions of Approval:	None	

DEVELOPMENT FINANCE		
No comment no concerns.		
Development Finance Recommended Conditions of Approval:	None	

BY-LAW AND COMPLIANCE, LICENSING AND PERMIT SERVICES		
No objections or comments		
BCLPS Recommended Conditions of Approval:	None	

BUILDING INSPECTION (SEPTIC)		
No comments received to date		
Building Inspection Recommended Conditions of Approval:	None	

FIRE DEPARTMENT		
No comments received to date		
Fire Department Recommended Conditions of Approval:	None	

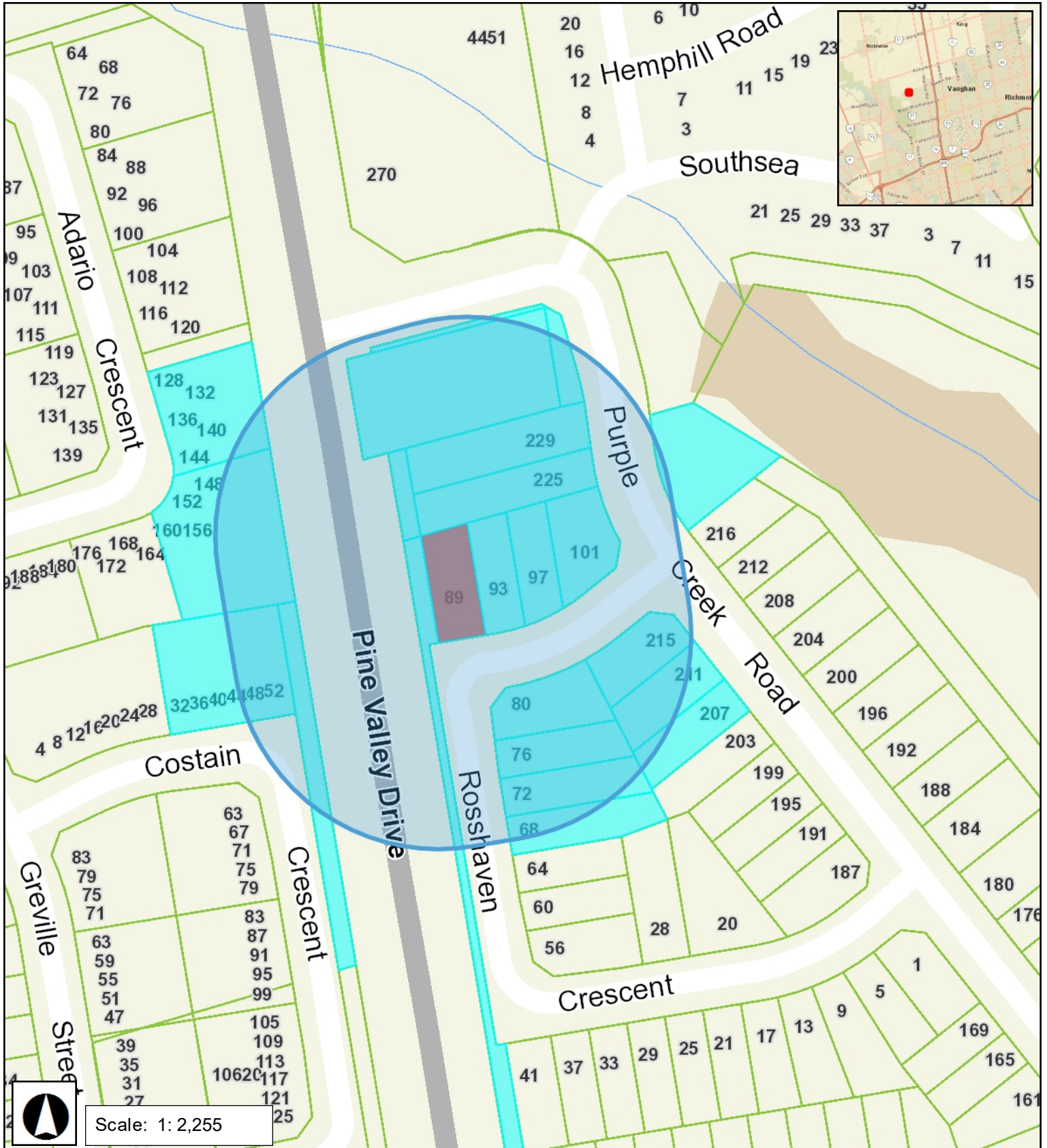
RECOMMENDED CONDITIONS OF APPROVAL SUMMARY		
Should the Committee find it appropriate to approve this application in accordance with request and the sketch submitted with the application, as required by Ontario Regulation 200/96, the following conditions have been recommended:		
#	DEPARTMENT / AGENCY	CONDITION
	None	
<i>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.</i>		

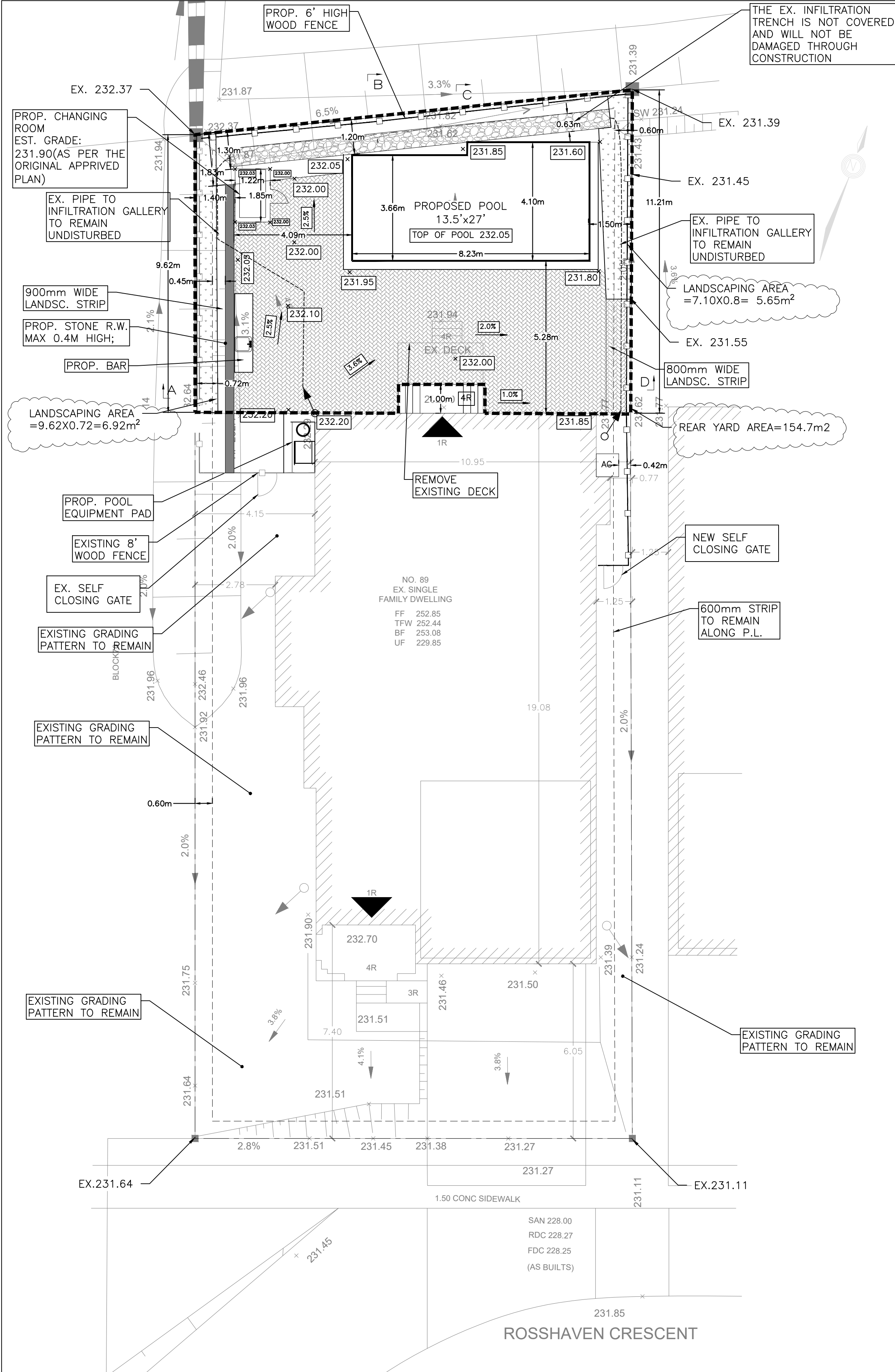
IMPORTANT INFORMATION		
CONDITIONS: It is the responsibility of the owner/applicant and/or authorized agent to obtain and provide a clearance letter from respective department and/or agency (see condition chart above for contact). This letter must be provided to the Secretary-Treasurer to be finalized.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

IMPORTANT INFORMATION
<p>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.</p> <p>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</p> <p>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.</p>
<p>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.</p>

SCHEDULE A: DRAWINGS & PLANS

89 ROSSHEAVEN CRESCENT, WOODBRIDGE

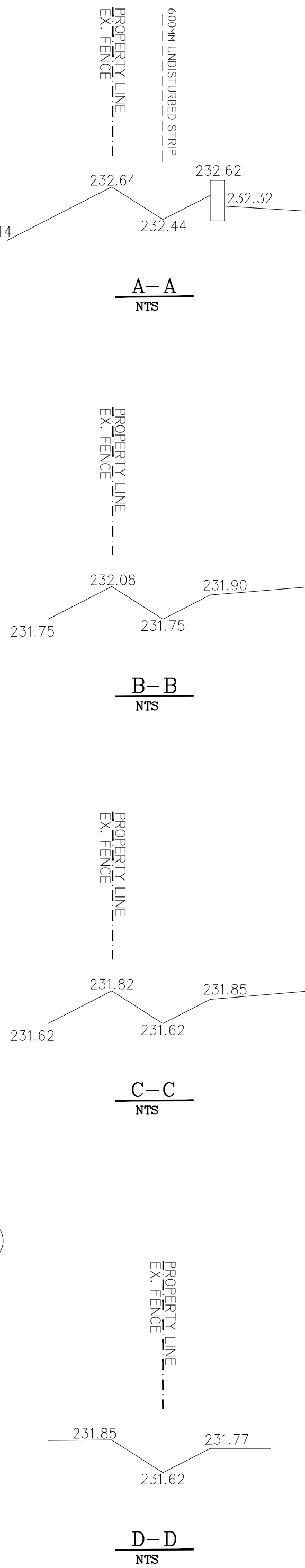




CITY OF VAUGHAN GENERAL NOTES:

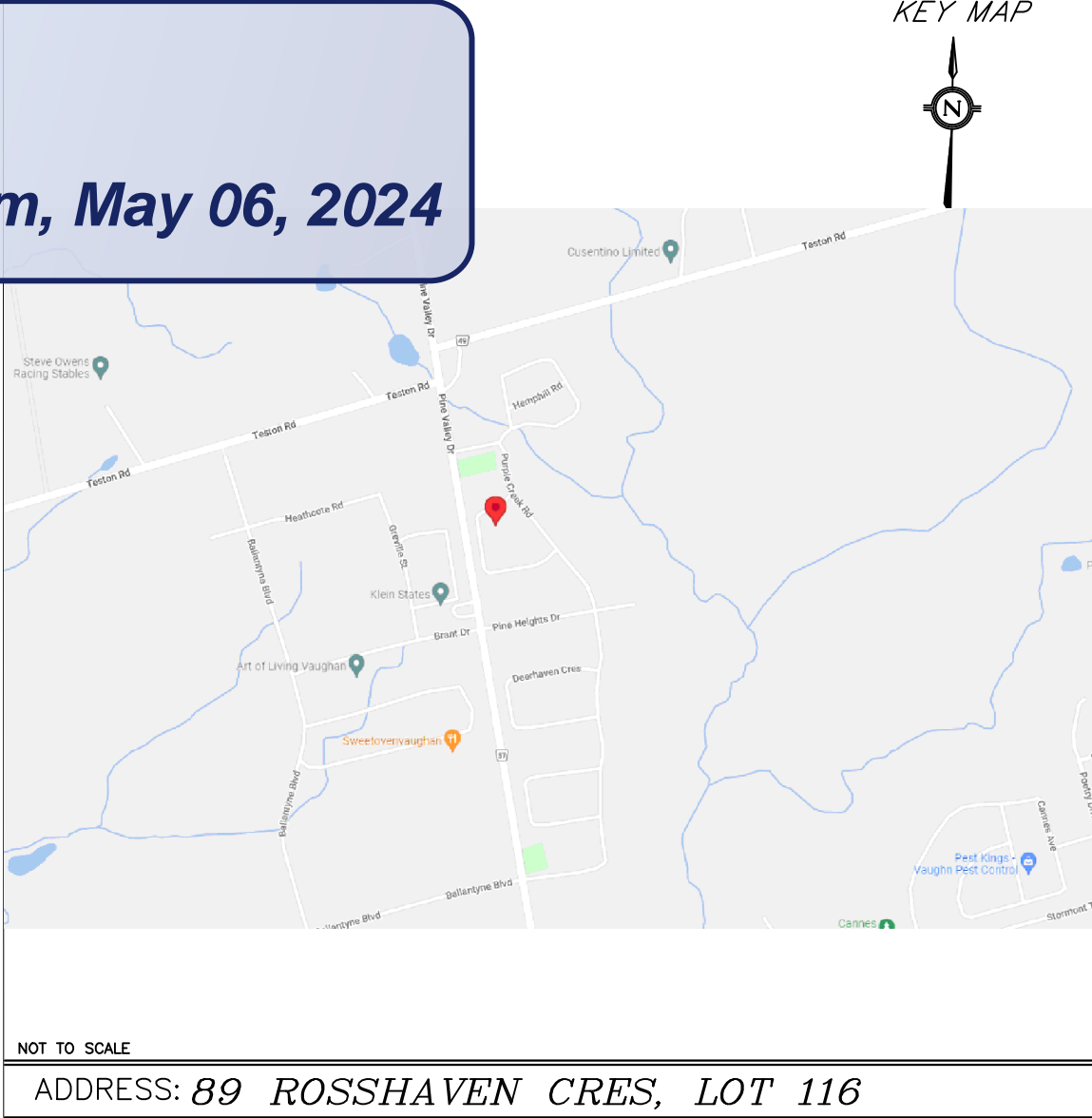
1. ALL SITE PLANS, DRAWINGS AND CONSTRUCTION SHALL COMPLY WITH THE CITY OF VAUGHAN LOT GRADING CRITERIA, CITY OF VAUGHAN ENGINEERING STANDARDS, AND APPLICABLE PROVINCIAL STANDARDS.
2. THE CITY ENGINEER SHALL REVIEW AND APPROVE THE GRADING AND DRAINAGE PLAN PRIOR TO CONSTRUCTION.
3. APPROVAL OF THIS SITE PLAN DOES NOT RELEASE THE BUILDER/APPLICANT/OWNER OF THEIR RESPONSIBILITIES TO ENSURE THE PROPOSED DRAINAGE WORKS ARE COMPLYABLE WITH THE CITY OF VAUGHAN LOT GRADING CRITERIA, CITY OF VAUGHAN ENGINEERING STANDARDS, AND APPLICABLE PROVINCIAL STANDARDS.
4. THE BUILDER/APPLICANT/OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF VAUGHAN AND ANY OTHER AGENCIES THAT MAY BE REQUIRED.
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THE TOTAL BACK YARD AREA = 154.7m²
154.7m² - 135m² = 19.7m²
19.7m² X 60% = 11.82 m²
TOTAL LANDSCAPING AREA= 6.92m²+5.65m²=
12.57m² > 11.82 m²



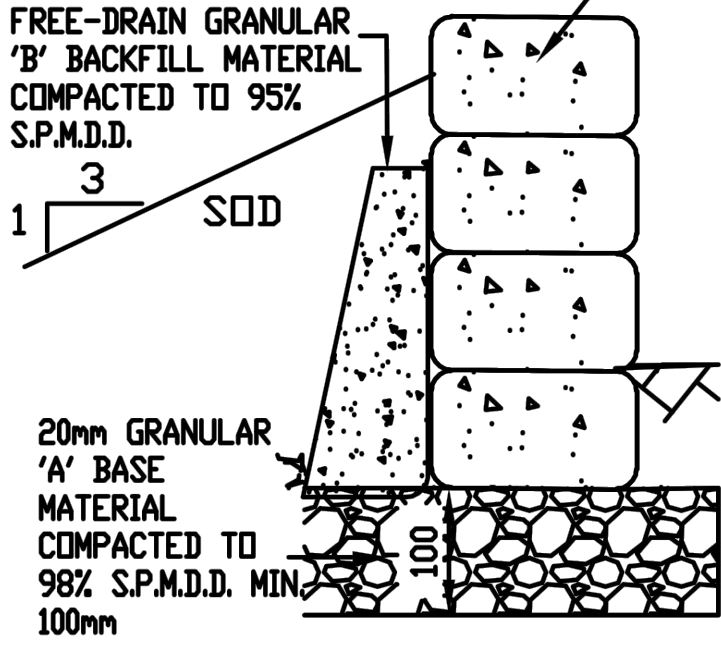
RECEIVED
By Christine Vigneault at 8:48 am, May 06, 2024


*Plan not reviewed by zoning
Landscaping info added



LEGEND	
EX. 220.22	EXISTING ELEVATION
220.12	PROPOSED ELEVATION
FFE	FINISHED FIRST FLOOR ELEVATION
---	SWALE
---	PROPERTY LINE
---	EXISTING 6' WOOD FENCE
---	EXISTING DOWNSPOUT
---	EXISTING GRASSED AREA
---	PROP. INTERLOCKING PAD

MAX. 0.5m HIGH SIENA STONE SPLIT-FACE
PRECAST CONCRETE RETAINING WALL BY
UNILOCK OR APPROVED EQUAL



Drawn By	H.A	NO.	Date	Revision
		1	05.25.2022	THE CITY'S COMMENTS
<div>SCALE</div> <div></div>		2	18.08.2022	THE CITY'S COMMENTS
		3	27.09.2023	THE CITY'S COMMENTS
		4	28.02.2024	THE CITY'S COMMENTS
Project issue Date	11.09.2023	5	15.03.2024	THE CITY'S COMMENTS
		6	22.03.2024	THE CITY'S COMMENTS
		7	05.03.2024	THE CITY'S COMMENTS

Contractor to check and verify all dimensions and conditions on the job and report discrepancies to the designer before proceeding with the works. This drawing is the property of "Elmid Design INC" and any use of it should have the designer consent. Drawings are not to be scaled

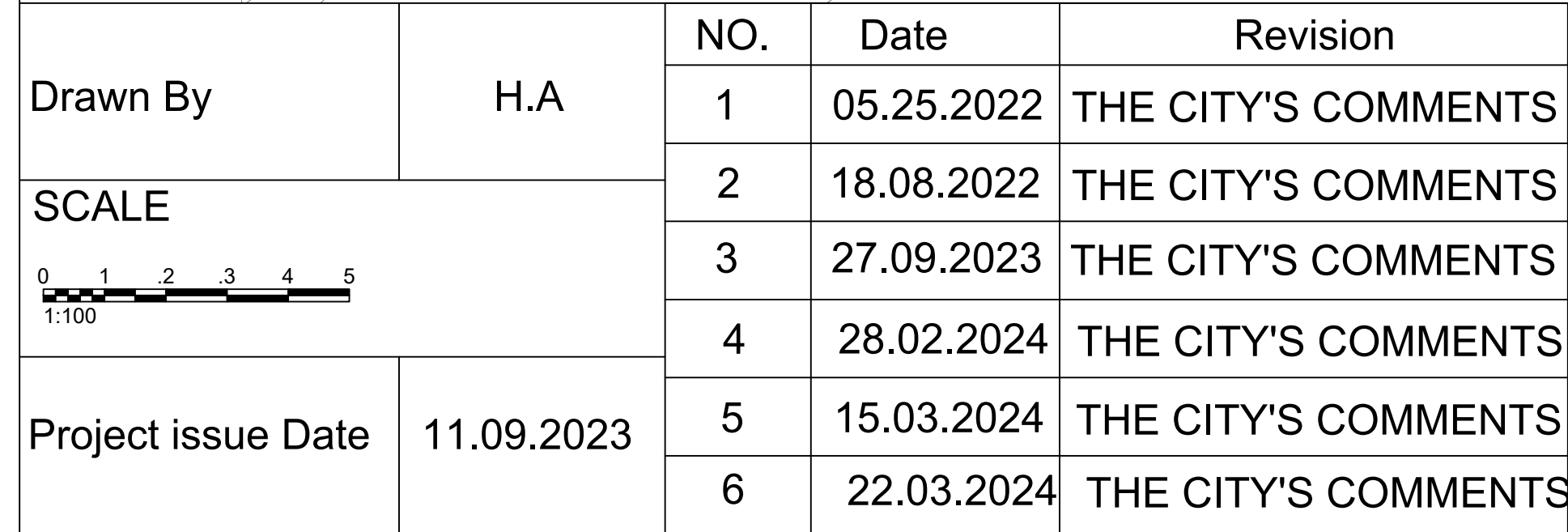
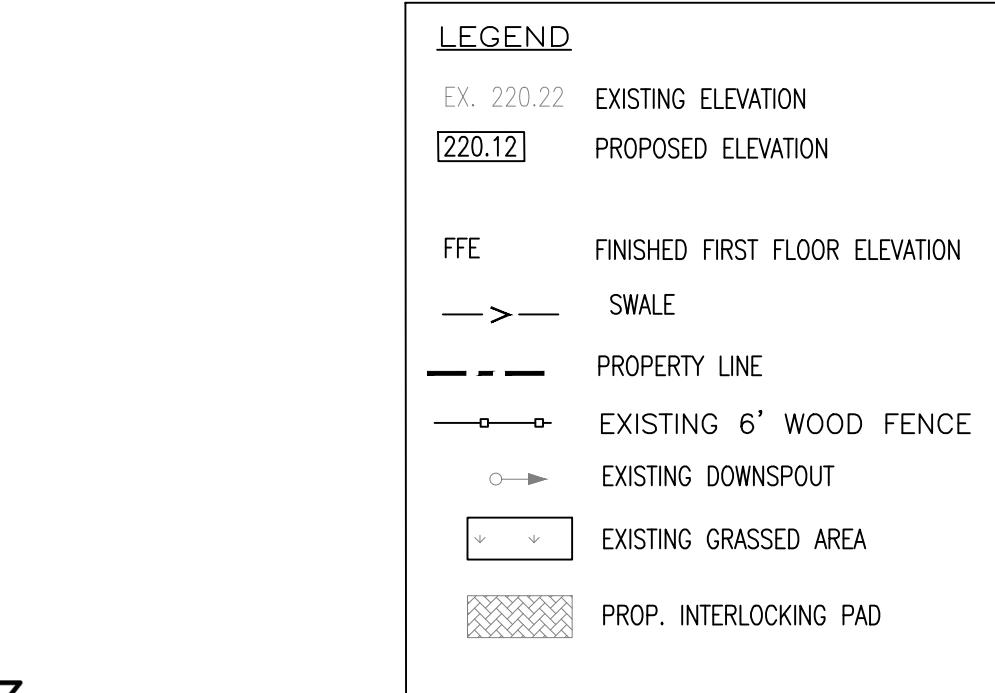
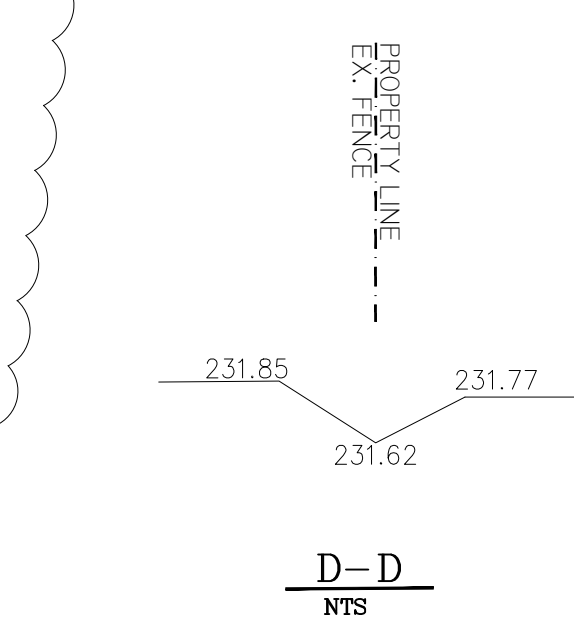


Elmid Design Inc.
13025 Yonge Street, Suite 201G,
Richmond Hill, ON, L4E1A5
Tel : 647-745-4507
E-mail : info@Elmid.ca
www.Elmid.ca

G1

GRADING PLAN

Project:
89 ROSSHAVEN CRES,
Vaughan, ON L4L 1A6

[illegible]

22.03.2024
H.AKBARI
 100190660
 PROVINCE OF ONTARIO



Elmid Design Inc.

13025 Yonge Street, Suite 201G,
Richmondhill, ON, L4E1A5

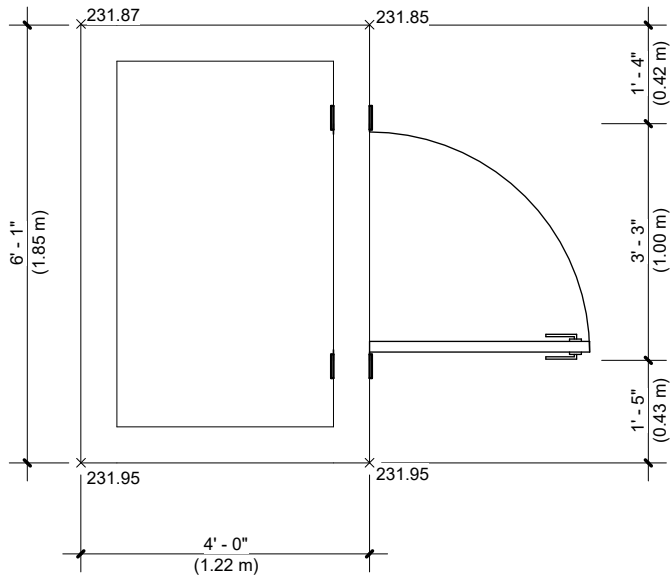
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Project:

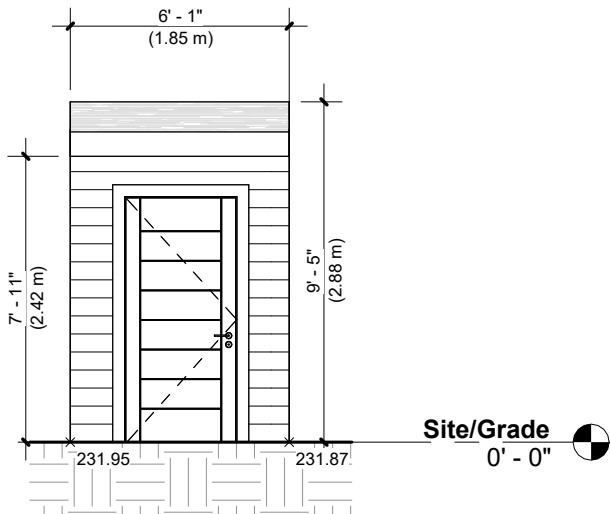
89 ROSSHAVEN CRES,
Vaughan, ON L4L 1A6

RECEIVED

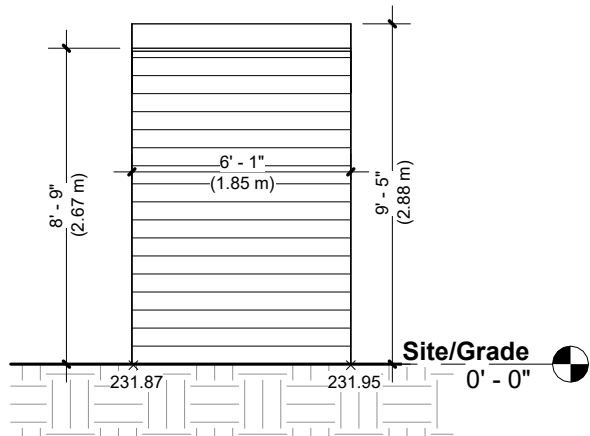
By attwalap at 10:39 am, Apr 04, 2024



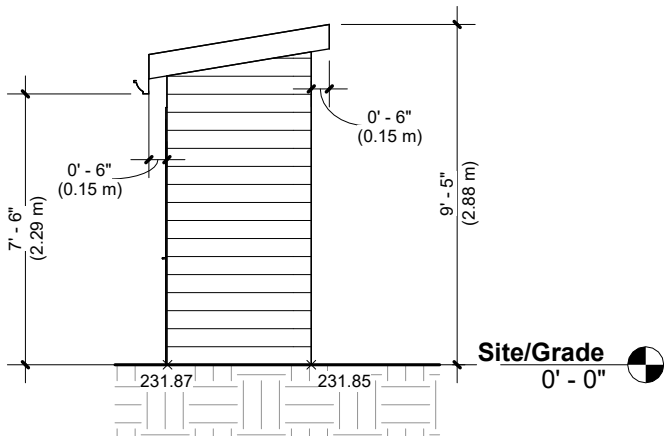
1 **CHANG ROOM PLAN**
3/8" = 1'-0"



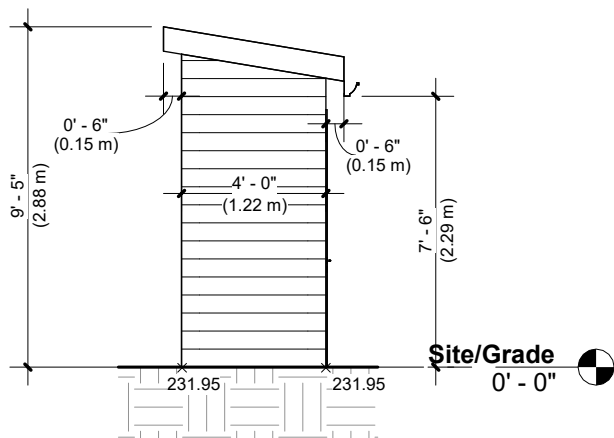
2 **East**
3/16" = 1'-0"



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



4 **North**
3/16" = 1'-0"



5 **South**
3/16" = 1'-0"

Drawn By		Date	Revision	Contractor to check and verify all dimensions and conditions on the job and report discrepancies to the designer before proceeding with the works. This drawing is the property of "ELMID Design Inc." and any use of it should have the designer consent. Drawings are not to be scaled			89 ROSSHAVEN CRES VAUGHAN, ON 3
Checked By	HA						
Project issue Date							

SCHEDULE B:

COMMENTS FROM AGENCIES, BUILDING STANDARDS & DEVELOPMENT PLANNING

Department / Agency *Comments Received	Conditions Required		Nature of Comments
Building Standards (Zoning) *See Schedule B	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	General Comments
Development Planning	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Recommend Approval/No Conditions

External Agencies *Comments Received	Conditions Required		Nature of Comments *See Schedule B for full comments
Alectra	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	General Comments
TRCA	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	General Comments
Region of York	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	General Comments

Date: April 16th 2024

Attention: Christine Vigneault

RE:

File No.: A142-23

Related Files:

Applicant Maped Consulting Inc.

Location 89 Rosshaven Crescent

COMMENTS:

- ☐ We have reviewed the proposed Variance Application and have no comments or objections to its approval.
- ☒ We have reviewed the proposed Variance Application and have no objections to its approval, subject to the following comments (attached below).
- ☐ We have reviewed the proposed Variance Application and have the following concerns (attached below).

Alectra Utilities (formerly PowerStream) has received and reviewed the proposed Variance Application. This review, however, does not imply any approval of the project or plan.

All proposed billboards, signs, and other structures associated with the project or plan must maintain minimum clearances to the existing overhead or underground electrical distribution system as specified by the applicable standards, codes and acts referenced.

In the event that construction commences, and the clearance between any component of the work/structure and the adjacent existing overhead and underground electrical distribution system violates the Occupational Health and Safety Act, the customer will be responsible for 100% of the costs associated with Alectra making the work area safe. All construction work will be required to stop until the safe limits of approach can be established.

In the event construction is completed, and the clearance between the constructed structure and the adjacent existing overhead and underground electrical distribution system violates the any of applicable standards, acts or codes referenced, the customer will be responsible for 100% of Alectra's cost for any relocation work.

References:

- Ontario Electrical Safety Code, latest edition (Clearance of Conductors from Buildings)
- Ontario Health and Safety Act, latest edition (Construction Protection)
- Ontario Building Code, latest edition (Clearance to Buildings)
- PowerStream (Construction Standard 03-1, 03-4), attached
- Canadian Standards Association, latest edition (Basic Clearances)

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

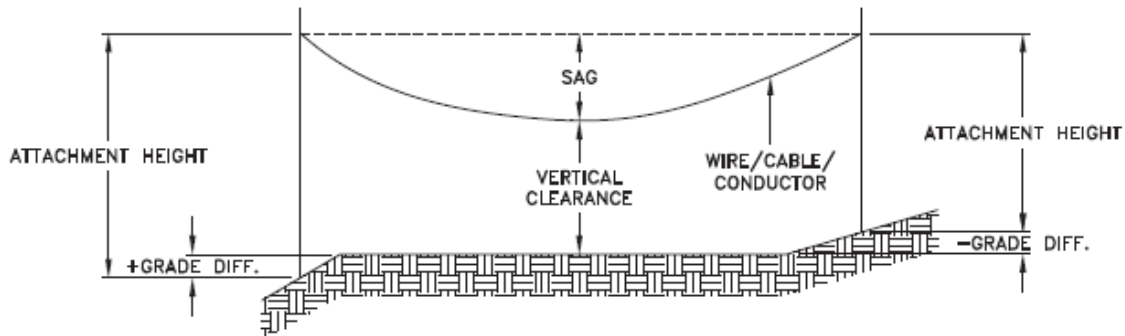
Mr. Stephen Cranley, C.E.T
Supervisor, Distribution Design, ICI & Layouts (North)
Phone: 1-877-963-6900 ext. 31297

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</u> AND <u>BICYCLES</u> ONLY	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"

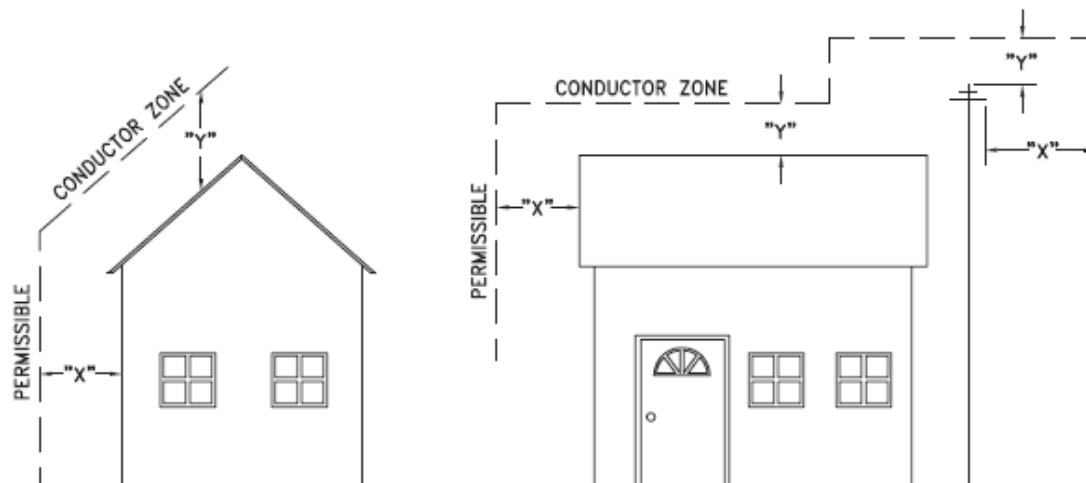
REFERENCES

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).

CONVERSION TABLE	
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)

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\3-4\DWG 03-4 R0 May 5, 2010.dwg, 5/5/2010 8:22:02 AM, Adobe PDF

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

To: Committee of Adjustment

From: Faegheh Gholami, Building Standards Department

Date: May 06, 2024

Applicant: MAPED CONSULTING INC.

Location: 89 Rosshaven Crescent
PLAN 65M4647 Lot 116

File No.(s): A142/23

Zoning Classification:

#	Zoning By-law 001-2021	Variance requested
1	Application is transitioned in accordance with Section 1.6	

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

	Zoning By-law 1-88	Variance requested
1	A private swimming pool shall be constructed not nearer to the rear lot line than 1.5m. [Section 4.1.1. i)]	To permit a private swimming pool to be located 1.2m from the rear lot line.
2	External Ground-Mounted Central Air Conditioner Units shall be permitted in the interior side yard with a minimum setback of 0.6m. [3.14.h.i)]	To permit an External Ground-Mounted Central Air Conditioner Unit in the interior side yard with a setback of 0.42m.
3	A minimum rear yard of 7.5m is required. [Schedule A-3]	To permit a minimum rear yard of 1.30 m for the proposed accessory building.
4	The minimum exterior side yard shall be 1.5m for a yard abutting a greenway. [9(1455)ei]	To permit a minimum exterior side yard of 1.4m to the proposed accessory building.

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 8, 2024

Name of Owners: Nafiseh Moosayebi & Shahla Aliannejadi

Location: 89 Rosshaven Crescent

File No.(s): A0142/23

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

1. To permit a private swimming pool to be located **1.2 m** from the rear lot line.
2. To permit an External Ground-Mounted Central Air Conditioner Unit in the interior side yard with a setback of **0.42 m**.
3. To permit a minimum rear yard of **1.3 m** for the proposed accessory building.
4. To permit a minimum exterior side yard of **1.4 m** to the proposed accessory building.

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

1. A private swimming pool shall be constructed not nearer to the rear lot line than **1.5 m**.
2. External Ground-Mounted Central Air Conditioner Units shall be permitted in the interior side yard with a minimum setback of **0.6 m**.
3. A minimum rear yard of **7.5 m** is required.
4. The minimum exterior side yard shall be **1.5 m** for a yard abutting a greenway.

Official Plan:

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

Comments:

The Owners are requesting relief to permit a proposed accessory building and an existing in-ground swimming pool in the rear yard, as well as an existing air conditioner unit in the east interior side yard with the above-noted variances.

Development Planning Department Staff ('Development Planning Staff') have no objection to Variance 1 for the in-ground swimming pool. A 0.30 m reduction to the required rear lot line setback for the existing in-ground swimming pool is proposed. The pool would only utilize the full extent of the requested relief at its northwest corner, which is a pinch-point, increasing to approximately 1.65 metres at its greatest extent at the pool's northeast corner. The requested rear yard setback is not anticipated to be perceptible from a visual perspective and an appropriate area for safe access and maintenance is maintained around the entirety of the pool.

Development Planning Staff have no objection to Variance 2 to permit an external ground-mounted central air conditioner unit with a reduced minimum interior side yard setback of 0.42 metres. The 0.18 metre reduction is negligible from a visual perspective as it is tucked behind the dwelling's chimney bump out and a safe distance for access and maintenance is maintained. Additionally, primary access to the rear yard is to be obtained from the west exterior side yard for the passage of larger items.

Development Planning Staff have no objection to the request to permit a reduced rear yard setback (Variance 3), as well as a reduced exterior side yard setback (Variance 4). The accessory building (change room) is proposed in the north-west corner of the rear yard and is relatively modest in size with a flat roof design. The flat roof has a slight slope towards the exterior side yard. The flat roof design will assist in addressing any potential concerns with massing on the neighbouring property to the north (225 Purple Creek Road). There is no anticipated visual impact to the existing streetscape to the west (Pine Valley Drive) as the rear yard is lower than the road. The west privacy fence sits at the same height as the road, providing additional screening for the rear yard and

proposed change room within it, due to the elevation difference. The proposed changeroom building complies with the maximum height requirements and maximum lot coverage requirements of the Zoning By-law for accessory buildings and structures. Therefore, the proposed accessory building also maintains sufficient space from the lot lines for maintenance and access purposes.

Accordingly, Development Planning Staff support the requested variances and are 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:

Development Planning Department Staff recommends approval of the application.

Conditions of Approval:

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

None.

Comments Prepared by:

Nicholas Del Prete, Planner 1
David Harding, Senior Planner























From: [Kristen Regier](#)
To: [Committee of Adjustment](#)
Subject: [External] RE: A142/23 (89 ROSSHAVEN CRESCENT) - REQUEST FOR COMMENTS, CITY OF VAUGHAN
Date: April-16-24 3:50:06 PM
Attachments: [image001.png](#)

CAUTION! This is an external email. Verify the sender's email address and carefully examine any links or attachments before clicking. If you believe this may be a phishing email, please use the Phish Alert Button.

Hello,

The subject property at 89 Rosshaven Crescent, Vaughan is not located within TRCA's Regulated Area. TRCA's Planning and Regulatory policy interests are not impacted.

As such, TRCA has no comments on the application.

Best,

Kristen Regier, MA (she / her)

Planner

Development Planning and Permits | Development and Engineering Services

Toronto and Region Conservation Authority (TRCA)

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

E: kristen.regier@trca.ca

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



From: [Development Services](#)
To: [Pravina Attwala](#)
Cc: [Committee of Adjustment](#)
Subject: [External] RE: A142/23 (89 ROSSHAVEN CRESCENT) - REQUEST FOR COMMENTS, CITY OF VAUGHAN
Date: Tuesday, April 30, 2024 3:31:09 PM
Attachments: [image001.png](#)
[image003.png](#)

CAUTION! This is an external email. Verify the sender's email address and carefully examine any links or attachments before clicking. If you believe this may be a phishing email, please use the Phish Alert Button.

Hi Pravina,

The Regional Municipality of York has completed its review of the minor variance application – A142/23 (89 Rosshaven Crescent) and has no comment.

Please provide us with a digital copy of the notice of decision for our records.

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, Development Services, 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

None

SCHEDULE D: BACKGROUND

None