

ITEM: 6.3	REPORT SUMMARY MINOR VARIANCE APPLICATION FILE NUMBER A015/24
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Report Date: June 14, 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 <small>*Comments Received</small>	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 checked="" type="checkbox"/>	No <input type="checkbox"/>	Recommend Approval w/Conditions
Development Finance	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	General Comments
Forestry	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	General Comments w/Conditions

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

PUBLIC & APPLICANT CORRESPONDENCE (SEE SCHEDULE C)				
<p>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.</p>				
Correspondence Type	Name	Address	Date Received <small>(mm/dd/yyyy)</small>	Summary
None				

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

ADJOURNMENT HISTORY	
<p>* Previous hearing dates where this application was adjourned by the Committee and public notice issued.</p>	
Hearing Date	Reason for Adjournment <small>(to be obtained from NOD_ADJ)</small>
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 A015/24

CITY WARD #:	1
APPLICANT:	Asha Tilak
AGENT:	Da Design Inc.
PROPERTY:	16 Rimwood Circle, 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 a proposed detached garage.

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

The subject lands are zoned: RE(EN) – Estate Residential Zone (Established Neighbourhood) and subject to the provisions of Exception 14.65 under Zoning By-law 001-2021, as amended.

#	Zoning By-law 001-2021	Variance requested
1	A maximum of one detached private garage or an attached private garage shall be permitted on a lot [Section 4.1.5.1.].	To permit a Detached Private Garage on a lot that has an existing Attached Private Garage on the lot.
2	The maximum gross floor area of a detached private garage shall be 75.0 m ² [Section 4.1.5.3.].	To permit a maximum total gross floor area of 111.06 m ² for the proposed two (2) storey Detached Private Garage.
3	The maximum height of a detached garage shall be 4.5 m [Section 4.1.5.2.].	To permit a maximum height of the proposed detached garage to be 6.22m.

HEARING INFORMATION

DATE OF MEETING: Thursday, June 20, 2024

TIME: 6:00 p.m.

MEETING LOCATION: Vaughan City Hall, Woodbridge Room (2nd Floor), 2141 Major Mackenzie Drive

LIVE STREAM LINK: Vaughan.ca/LiveCouncil

PUBLIC PARTICIPATION

If you would like to speak to the Committee of Adjustment at the meeting, either remotely or in person, please complete the [Request to Speak Form](#) and submit to cofa@vaughan.ca

If you would like to submit written comments, please quote file number above and submit by mail or email to:

Email: cofa@vaughan.ca

Mail: City of Vaughan, Office of the City Clerk, Committee of Adjustment, 2141 Major Mackenzie Drive, Vaughan, ON, L6A 1T1

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

THE DEADLINE TO REGISTER TO SPEAK ELECTRONICALLY OR SUBMIT WRITTEN COMMENTS ON THE ABOVE NOTED FILE(S) IS NOON ON THE LAST BUSINESS DAY BEFORE THE MEETING.

INTRODUCTION

Staff and Agencies act as advisory bodies to the Committee of Adjustment. The comments contained in this report are presented as recommendations to the Committee.

Section 45(1) of the Planning Act sets the criteria for authorizing minor variances to the City of Vaughan's Zoning By-law. Accordingly, review of the application may consider the following:

- That the general intent and purpose of the by-law will be maintained.
- That the general intent and purpose of the official plan will be maintained.
- That the requested variance(s) is/are acceptable for the appropriate development of the subject lands.
- That the requested variance(s) is/are minor in nature.

Public written and oral submissions relating to this application are taken into consideration by the Committee of Adjustment as part of its deliberations and final decision on this matter.

COMMITTEE OF ADJUSTMENT

Date Public Notice Mailed:	June 6, 2024
Date Applicant Confirmed Posting of Sign:	June 4, 2024
Applicant Justification for Variances: <small>*As provided in Application Form</small>	Applying to COA to clear minor variance for an addition of single-family dwelling
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 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 Owner/Applicant shall apply for a 'Pool Grading Permit' with the Development Engineering (DE) Department. Please visit the grading permits page at City of Vaughan website to learn how to apply for the Pool Permit. If you have any question about Pool Grading Permit, please contact the Development Engineering Department through email at DEPermits@vaughan.ca. As the proposed structures in the subject property each exceed 10 m2, the Owner/ Applicant needs to obtain a 'Lot Grading Permit' from the 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)

Development Engineering Recommended Conditions of Approval:	The Owner/Applicant shall submit an application and obtain an approved Grading Permit before initiating any work on the property. The Final Lot Grading and/or Servicing Plan will be required for the Grading Permit Application. Please visit the Permits page of the City of Vaughan's website: Permits City of Vaughan to apply
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DEVELOPMENT ENGINEERING

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

for a Grading Permit. For any inquiries regarding the Grading Permit, please email DEPermits@vaughan.ca

PARKS, FORESTRY & HORTICULTURE (PFH)

Recommended conditions of approval:

PFH Recommended Conditions of Approval:

- 1) Applicant/owner shall provide an arborist report to the satisfaction of the forestry division.
- 2) Applicant/owner shall obtain a "Private Property Tree Removal & Protection" permit through the forestry division prior to any construction works on the subject property.

DEVELOPMENT FINANCE

No comment no concerns

Development Finance Recommended Conditions of Approval:

None

BY-LAW AND COMPLIANCE, LICENSING AND PERMIT SERVICES

No comments received to date.

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
1	Development Engineering jonal.hall@vaughan.ca	The Owner/Applicant shall submit an application and obtain an approved Grading Permit before initiating any work on the property. The Final Lot Grading and/or Servicing Plan will be required for the Grading Permit Application. Please visit the Permits page of the City of Vaughan's website: Permits City of Vaughan to apply for a Grading Permit. For any inquiries regarding the Grading Permit, please email DEPermits@vaughan.ca
2	Parks, Forestry and Horticulture Operations zachary.quizzetti@vaughan.ca	<ol style="list-style-type: none"> 1) Applicant/owner shall provide an arborist report to the satisfaction of the forestry division. 2) Applicant/owner shall obtain a "Private Property Tree Removal & Protection" permit through the forestry division prior to any construction works on the subject property.

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.

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.

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.

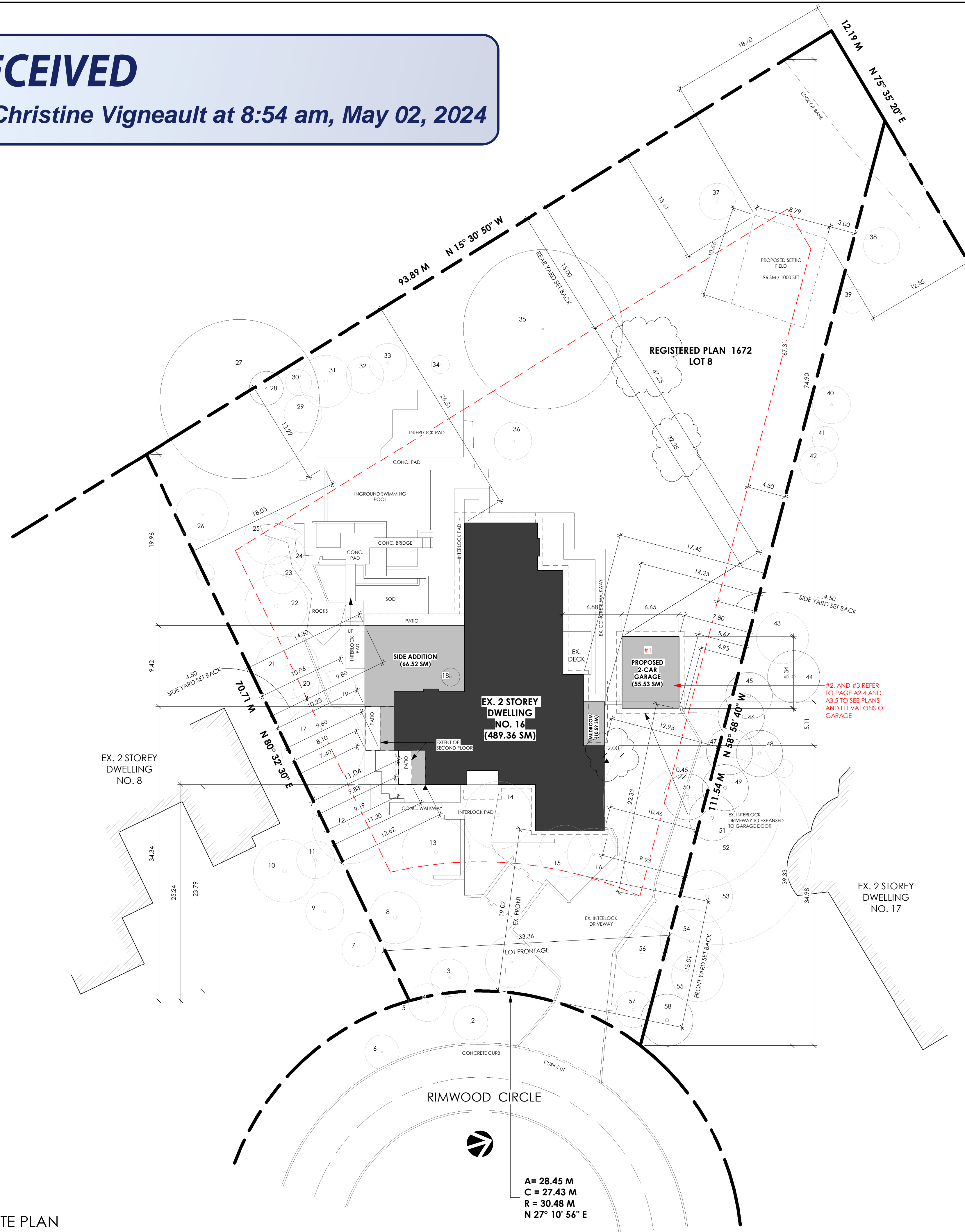
SCHEDULE A: DRAWINGS & PLANS

16 RIMWOOD CIRCLE, MAPLE



RECEIVED

By Christine Vigneault at 8:54 am, May 02, 2024



A = 28.45 M
 C = 27.43 M
 R = 30.48 M
 N 27° 10' 56" E

PROJECT STATISTICS			
ADDRESS:	16 RIMWOOD CIRCLE, VAUGHAN, ONTARIO, L4L 8L2		
ZONING:	RE 65 1-21		
	BY-LAW	EXISTING	PROPOSED
MIN. LOT AREA:	4000 SM	5376 SM	N/A
MIN. LOT FRONTAGE:	45 M	33.36 M	N/A

GROSS FLOOR AREA			
	EXISTING	PROPOSED	TOTAL
BASEMENT FLOOR	448.7 SM	N/A	448.7 SM
GROUND FLOOR	408.6 SM	66.52 SM	475.12 SM
ATTACHED GARAGE (MUDROOM INCL.)	79.0 SM	10.59 SM	89.59 SM
PROPOSED SECOND FLOOR	N/A	134.94 SM	134.94 SM
DETACHED GARAGE	N/A	55.53 SM	55.53 SM
TOTAL GFA:	408.6 SM	212.05 SM	620.65 SM

SETBACKS			
	BY-LAW	EXISTING	PROPOSED
FRONT (EAST)	15.0 M	19.02 M	N/A
REAR (WEST)	15.0 M	26.31 M	N/A
INTERIOR (SOUTH)	4.5 M	11.04 M	N/A
INTERIOR (NORTH)	4.5 M	10.46 M	4.65 M
MAX. BUILDING HEIGHT	8.5 M	6.28 M	8.5 M

ESTABLISHED GRADE CALCULATION	
GRADE LEVEL ALONG FRONT OF BUILDING	HEIGHT
FRONT LEFT 1	243.74 M
FRONT LEFT 2	244.01 M
MIDDLE	244.07 M
RIGHT 1	243.72 M
RIGHT 2	243.44 M
SUM OF GRADE ELEVATIONS	1218.98 M
AVERAGE GRADE	243.80 M

THIS DRAWING IS THE PROPERTY OF THE CONSULTANT AND MAY NOT BE REPRODUCED OR USED WITHOUT THE EXPRESSED CONSENT OF THE CONSULTANT. THE CONTRACTOR IS RESPONSIBLE FOR CHECKING AND VERIFYING ALL LEVELS AND DIMENSIONS AND SHALL REPORT ALL DISCREPANCIES TO THE CONSULTANT AND OBTAIN CLARIFICATION PRIOR TO COMMENCING WORK.

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 - ALL DIMENSIONS MUST BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.
 - THE CONTRACTOR MUST VERIFY THAT ALL CONSTRUCTION IS IN COMPLIANCE WITH THE NATIONAL BUILDING CODE, THE ONTARIO BUILDING CODE, LOCAL ZONING REQUIREMENTS, AND ANY OTHER GOVERNING AUTHORITIES.
 - DRAWINGS NOT TO BE SCALED.
 - DIMENSIONS AND SPECIFICATIONS OF ROOF TRUSSES ARE TO BE DESIGNED BY A PROFESSIONAL ENGINEER OR OTHER APPROVED AUTHORITY.
 - CONSULTANT DOES NOT ASSUME LIABILITY FOR ANY ERRORS OR OMISSIONS OF THESE DOCUMENTS, UNLESS ADVISED IN WRITING OF SUCH DISCREPANCIES PRIOR TO COMMENCEMENT OF CONSTRUCTION.
 - DOOR SIZES SHOWN ON DRAWINGS DENOTE DOOR LEAF DIMENSIONS (FRAMES EXCLUDED) WHILE WINDOW SIZES DENOTE EXTERIOR FRAME DIMENSIONS UNLESS OTHERWISE NOTED.

2024 03 21 REISSUED FOR COA
 DATE NO. DESCRIPTION
 CONSULTANT:
DA DESIGN INC.
 1185 Queensway East
 Suite 3A
 Mississauga, Ontario
 L4Y 0G4
 647 242 0164
 dan@dadesigninc.ca



CONSULTANT'S STAMP: ENGINEER'S STAMP:
 HVAC CONSULTANT: STRUCTURAL CONSULTANT:

OWNER CONTACT INFORMATION:
 16 RIMWOOD CIRCLE,
 VAUGHAN, ONTARIO,
 L4L 8L2

PROJECT:
INTERIOR RENOVATION & ADDITION
 16 RIMWOOD CIRCLE,
 VAUGHAN, ONTARIO,
 L4L 8L2

DATE SCALE
 3/64" = 1'-0"
 DRAWN BY REVIEWED BY
 SC DA
 TITLE DRAWING NO.

PROPOSED SITE PLAN

A1.1

PROPOSED SITE PLAN
 3/64" = 1'-0"

RECEIVED
By attwalap at 9:16 am, Apr 11, 2024

INTERIOR RENOVATION & ADDITION

16 RIMWOOD CIRCLE, VAUGHAN, ONTARIO, L4L 8L2

MARCH 2024



EXISTING FRONT VIEW



PROPOSED FRONT LEFT VIEW



EXISTING REAR RIGHT VIEW



EXISTING REAR LEFT VIEW



PROPOSED FRONT VIEW



PROPOSED FRONT RIGHT VIEW



PROPOSED REAR RIGHT VIEW



PROPOSED REAR LEFT VIEW



THIS PLAN WAS PREPARED FOR ASHA TILAK AND THE UNDERSIGNED ASSUMES NO RESPONSIBILITY FOR USE BY OTHER PARTIES.

**SURVEYOR'S REAL PROPERTY REPORT
PART 1
PLAN WITH TOPOGRAPHIC DETAIL OF
LOT 8
REGISTERED PLAN M1672
CITY OF VAUGHAN
REGIONAL MUNICIPALITY OF YORK**

SCALE & NOTES
Scale 1:300
5 0 5 10 15 20 METRES

BARICH GRENKIE SURVEYING LTD.
A DIVISION OF GEOMAPLE
© COPYRIGHT 2019

METRIC
DISTANCES SHOWN ON THIS PLAN ARE IN METERS
AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

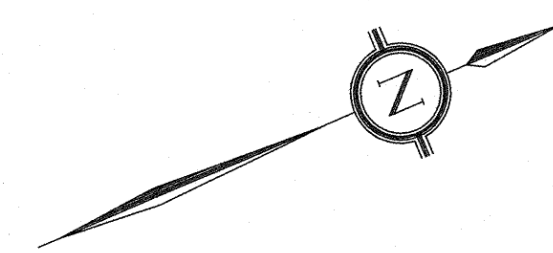
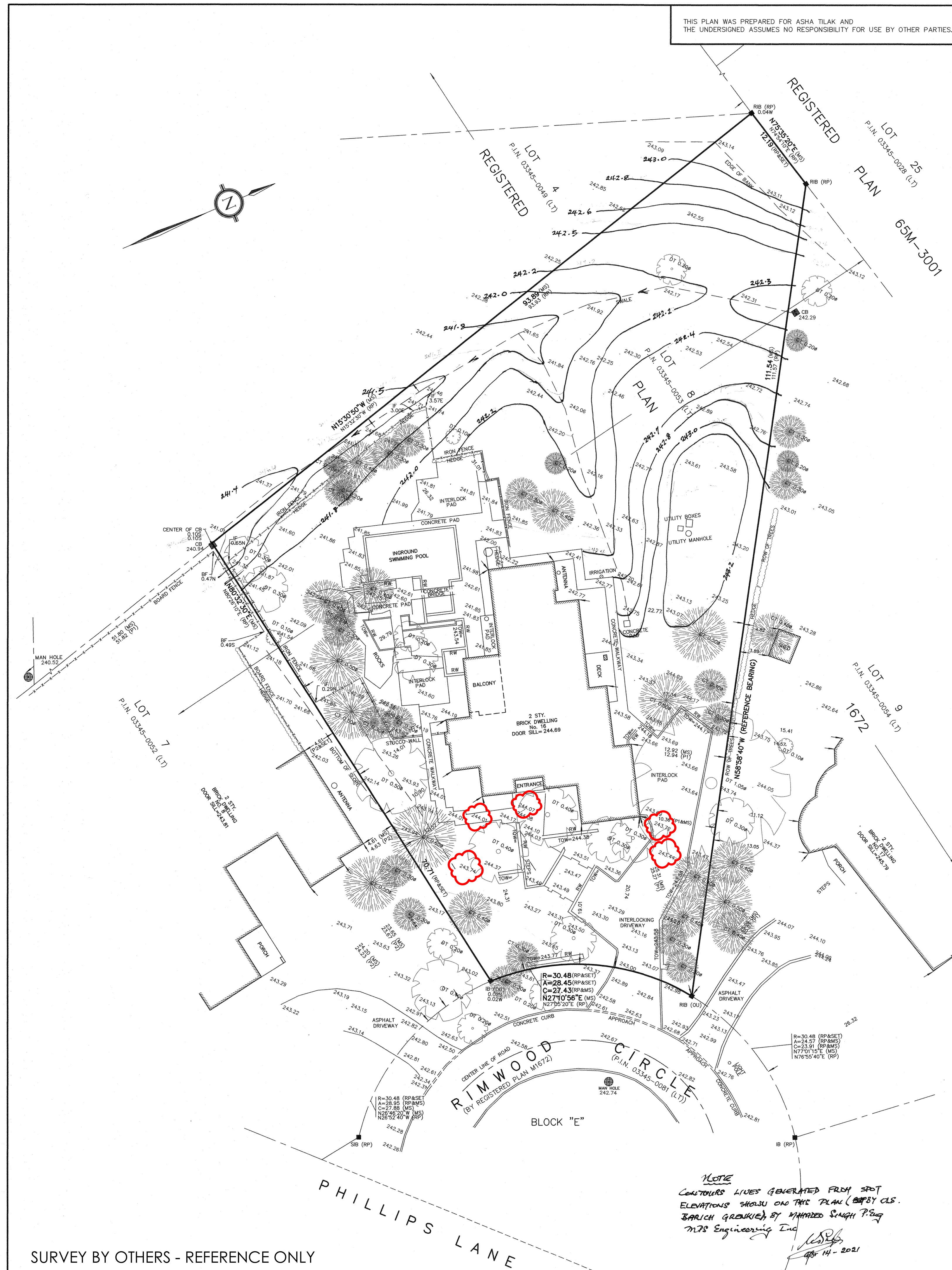
ELEVATION NOTE
ELEVATIONS ARE REFERRED TO THE CANADIAN GEODETIC VERTICAL DATUM (CGVD-1928:1978) AND ARE DERIVED FROM CITY OF RICHMOND HILL BENCHMARK No. 91022 HAVING AN ELEVATION OF 231.757m.
ELEVATION DEPICTED ON THE FACE OF THIS PLAN ARE FOR DESIGNING PURPOSES ONLY.

BRASS TABLET SET IN BRICK OF THE EAST FACE OF YORK CENTRAL HOSPITAL 0.39 METERS MEASURED NORTH FROM THE SOUTH EAST CORNER OF SAID BUILDING TABLET IS ALSO 74.9 METERS WEST OF THE CENTER LINE OF TRENCH STREET AND 132.0 METERS NORTH OF THE CENTER LINE OF MAJOR MACKENZIE DRIVE WEST SOUTH ENTRANCE (OBSTETRICS) OF THE MAIN BUILDING.

BEARING NOTE
BEARINGS ARE ASTROMERIC AND ARE REFERRED TO THE EASTERLY LIMIT OF SUBJECT LAND AS SHOWN ON REGISTERED PLAN M1672 HAVING A BEARING OF N58°58'40"W.

LEGEND

■	DENOTES	SURVEY MONUMENT FOUND
□	DENOTES	SURVEY MONUMENT PLANTED
IB	DENOTES	IRON BAR
SIB	DENOTES	STANDARD IRON BAR
PK	DENOTES	SURVEYOR'S NAIL SET IN WASHER
OJ	DENOTES	ORIGIN UNKNOWN
CC	DENOTES	CUT CROSS
MH	DENOTES	MANHOLE
BC	DENOTES	BEGINNING OF CURVE
EC	DENOTES	END OF CURVE
TC	DENOTES	TANGENT OF CURVE
PRC	DENOTES	POINT OF REVERSE CURVE
OH	DENOTES	OVERHEAD UTILITY CABLES
DT	DENOTES	DECIDUOUS TREE
CT	DENOTES	CONIFEROUS TREE
LS	DENOTES	LIGHT STANDARD
INV	DENOTES	INVERT ELEVATION
HYD	DENOTES	FIRE HYDRANT
CRW	DENOTES	CONCRETE RETAINING WALL
SRW	DENOTES	STONE RETAINING WALL
WRW	DENOTES	WOOD RETAINING WALL
TOW	DENOTES	TOP OF WALL ELEVATION
TOC	DENOTES	TOP OF CONCRETE CURB ELEVATION
BOCE	DENOTES	BOTTOM OF CURB ELEVATION
RW	DENOTES	RETAINING WALL
IF	DENOTES	IRON FENCE
BF	DENOTES	BOARD FENCE
MF	DENOTES	METAL FENCE
FFE	DENOTES	FINISHED FLOOR ELEVATION
GFE	DENOTES	GARAGE FLOOR ELEVATION
RP	DENOTES	REGISTERED PLAN M1672
P1	DENOTES	PLAN BY W. DENNIS FISHER, O.L.S., DATED JULY 20, 1983
P2	DENOTES	PLAN MCCONNELL, MAUGHAN LTD., O.L.S., DATED SEPTEMBER 29, 1976



NOTE
CONTOUR LINES GENERATED FROM SPOT ELEVATIONS SHOWN ON THIS PLAN (BY BY CLS. BARICH GRENKIE) BY MINARZ SAUGH P.Eng
M7S Engineering Inc
MAY 14 - 2021



PART 2 (SURVEY REPORT)
DESCRIPTION SUMMARY: - LANDS DESCRIBED IN P.I.N. 03345-0053 (LT)
LOT 8 REGISTERED PLAN M1672
REGISTERED EASEMENTS/RIGHTS-OF-WAY: - NONE FOUND ON TITLE.
ADDITIONAL REMARKS - MAKE NOTE OF THE LOCATION OF FENCES AND PHYSICAL FEATURES AS DEPICTED ON THE FACE OF THIS PLAN.
COMPLIANCE WITH MUNICIPAL ZONING BY-LAWS:
THIS PLAN DOES NOT CERTIFY COMPLIANCE WITH ZONING BY-LAWS.

SURVEYOR'S CERTIFICATE
I CERTIFY THAT
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON MAY 26, 2019.

MAY 29, 2019
Djordje Petrovic
DJORDJE PETROVIC
BSc., O.L.S., O.L.P.

Barich Grenkie
Surveying Ltd.
6075 YONGE ST. (UNIT 100), TORONTO, ON M2N 3R2
TEL. 416 444 1100 - FAX. 416 444 1200
www.barichgrenkie.ca A DIVISION OF GEOMAPLE

DWN BY: FP
CHK BY: DP
JOB No. : 19-6212

SURVEY BY OTHERS - REFERENCE ONLY



PROJECT STATISTICS			
ADDRESS:	16 RIMWOOD CIRCLE, VAUGHAN, ONTARIO, L4L 8L2		
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INTERIOR (SOUTH)	4.5 M	11.04 M	N/A
INTERIOR (NORTH)	4.5 M	10.36 M	4.65 M
MAX. BUILDING HEIGHT	9.5 M	6.28 M	N/A
MAX. LOT COVERAGE	10 %	9.7 %	16.42 % (603.14 SM)

THIS DRAWING IS THE PROPERTY OF THE CONSULTANT AND MAY NOT BE REPRODUCED OR USED WITHOUT THE EXPRESSED CONSENT OF THE CONSULTANT. THE CONTRACTOR IS RESPONSIBLE FOR CHECKING AND VERIFYING ALL LEVELS AND DIMENSIONS AND SHALL REPORT ALL DISCREPANCIES TO THE CONSULTANT AND OBTAIN CLARIFICATION PRIOR TO COMMENCING WORK.

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2024 03 21 REISSUED FOR COA

DATE NO. DESCRIPTION

CONSULTANT:
DA DESIGN INC.
 1185 Queensway East
 Suite 3A
 Mississauga, Ontario
 L4Y 0G4
 647 242 0164
 dan@dadesigninc.ca



CONSULTANT'S STAMP: ENGINEER'S STAMP:

HVAC CONSULTANT: STRUCTURAL CONSULTANT:

OWNER CONTACT INFORMATION:

16 RIMWOOD CIRCLE,
 VAUGHAN, ONTARIO,
 L4L 8L2

PROJECT:
INTERIOR RENOVATION & ADDITION

16 RIMWOOD CIRCLE,
 VAUGHAN, ONTARIO,
 L4L 8L2

DATE SCALE
 3/64" = 1'-0"

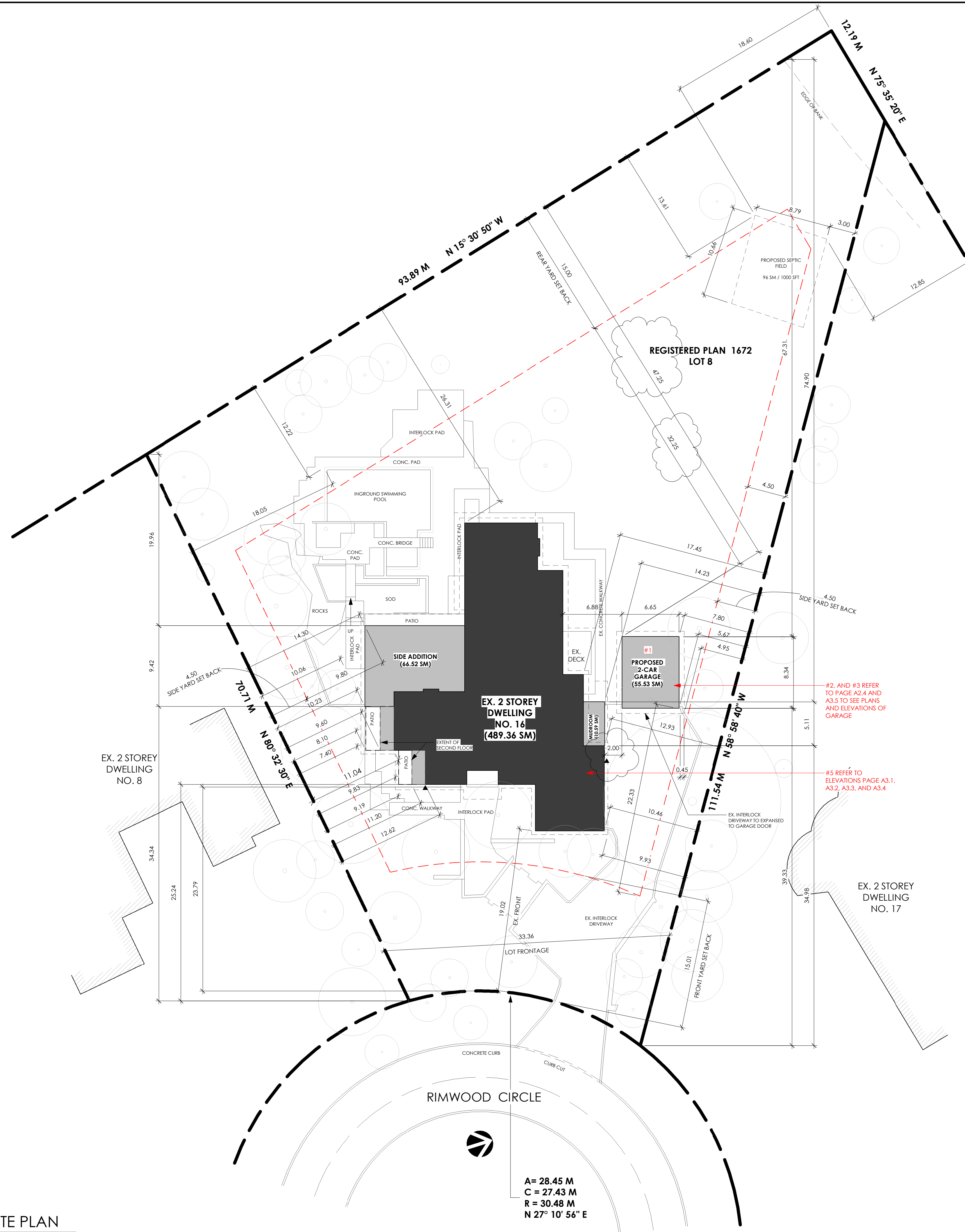
DRAWN BY REVIEWED BY

TITLE DRAWING NO.

EXISTING SITE PLAN

A1.0

EXISTING SITE PLAN
 3/64" = 1'-0"



PROJECT STATISTICS			
ADDRESS:	16 RIMWOOD CIRCLE, VAUGHAN, ONTARIO, L4L 8L2		
ZONING:	RE 65 1-21		
MIN. LOT AREA:	4000 SM	5376 SM	N/A
MIN. LOT FRONTAGE:	45 M	33.36 M	N/A

GROSS FLOOR AREA			
	EXISTING	PROPOSED	TOTAL
BASEMENT FLOOR	448.7 SM	N/A	448.7 SM
GROUND FLOOR	408.6 SM	66.52 SM	475.12 SM
ATTACHED GARAGE (MUDROOM INCL.)	79.0 SM	10.59 SM	89.59 SM
PROPOSED SECOND FLOOR	N/A	134.94 SM	134.94 SM
DETACHED GARAGE	N/A	55.53 SM	55.53 SM
TOTAL GFA:	408.6 SM	212.05 SM	620.65 SM

SETBACKS			
	BY-LAW	EXISTING	PROPOSED
FRONT (EAST)	15.0 M	19.02 M	N/A
REAR (WEST)	15.0 M	26.31 M	N/A
INTERIOR (SOUTH)	4.5 M	11.04 M	N/A
INTERIOR (NORTH)	4.5 M	10.36 M	4.65 M
MAX. BUILDING HEIGHT	9.5 M	6.28 M	N/A
MAX. LOT COVERAGE	10 %	9.7 %	16.42 % (603.14 SM)

ESTABLISHED GRADE CALCULATION	
GRADE LEVEL ALONG FRONT OF BUILDING	HEIGHT
FRONT LEFT 1	243.74 M
FRONT LEFT 2	244.01 M
MIDDLE	244.07 M
RIGHT 1	243.72 M
RIGHT 2	243.44 M
SUM OF GRADE ELEVATIONS	1218.98 M
AVERAGE GRADE	243.80 M

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2024 03 21 REISSUED FOR COA

DATE	NO.	DESCRIPTION

CONSULTANT:
DA DESIGN INC.
 1185 Queensway East
 Suite 3A
 Mississauga, Ontario
 L4Y 0G4
 647 242 0164
 dan@dadesigninc.ca



CONSULTANT'S STAMP: _____ ENGINEER'S STAMP: _____

HVAC CONSULTANT: _____ STRUCTURAL CONSULTANT: _____

OWNER CONTACT INFORMATION:
 16 RIMWOOD CIRCLE,
 VAUGHAN, ONTARIO,
 L4L 8L2

PROJECT:
INTERIOR RENOVATION & ADDITION
 16 RIMWOOD CIRCLE,
 VAUGHAN, ONTARIO,
 L4L 8L2

DATE	SCALE
DRAWN BY	3/64" = 1'-0"
SC	REVIEWED BY
	DA
TITLE	DRAWING NO.

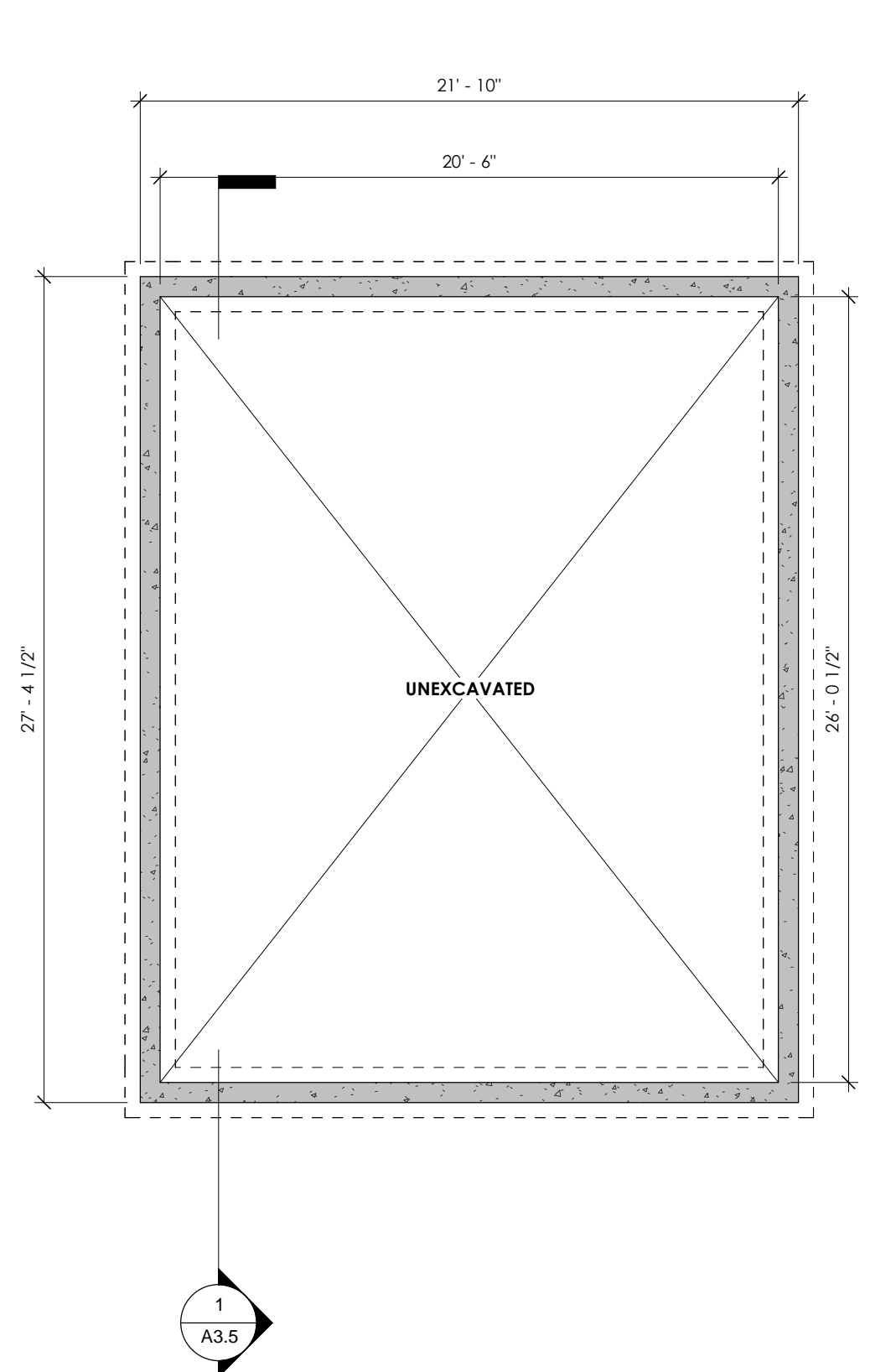
PROPOSED SITE PLAN

A1.1

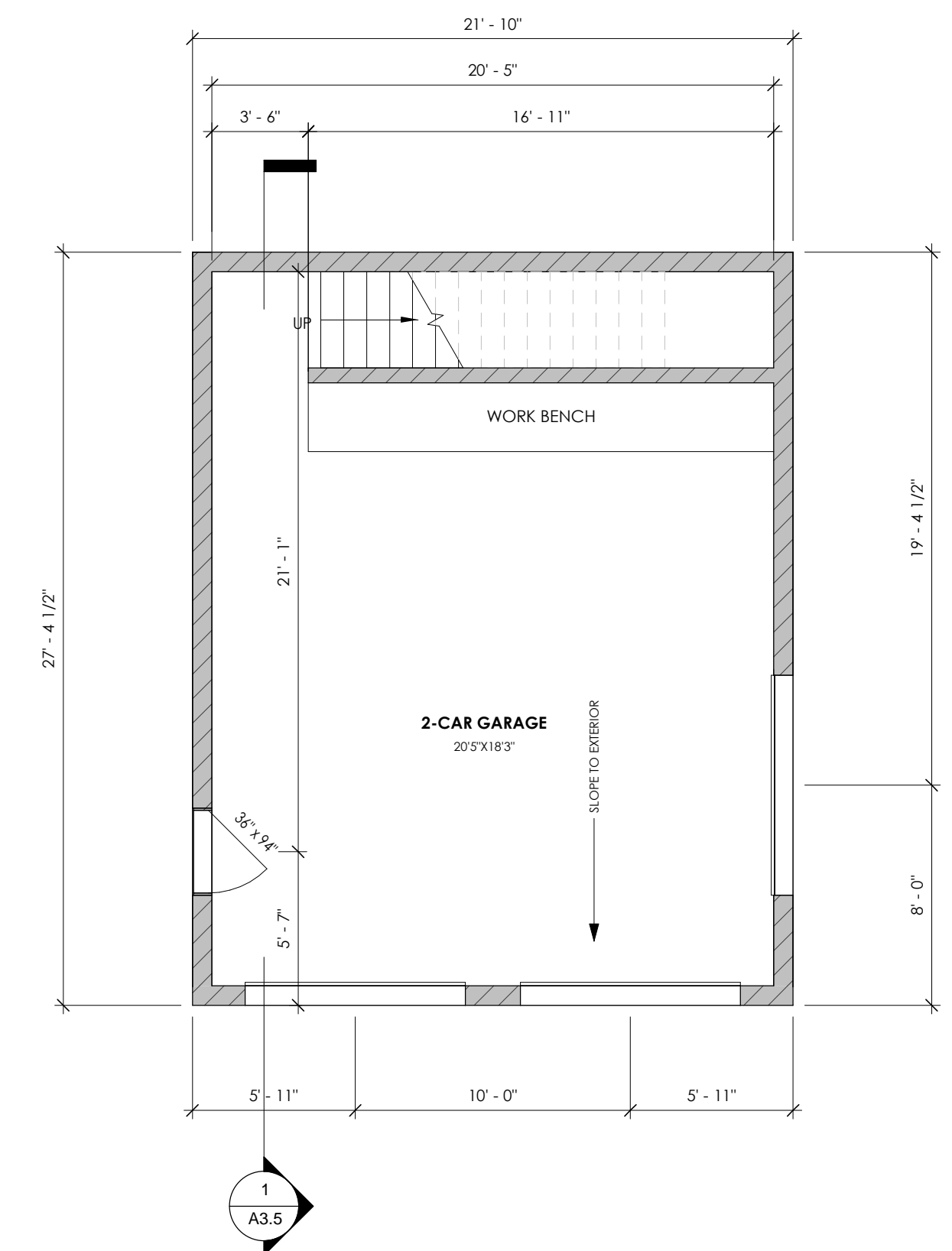
PROPOSED SITE PLAN
 3/64" = 1'-0"

A = 28.45 M
 C = 27.43 M
 R = 30.48 M
 N 27° 10' 56" E

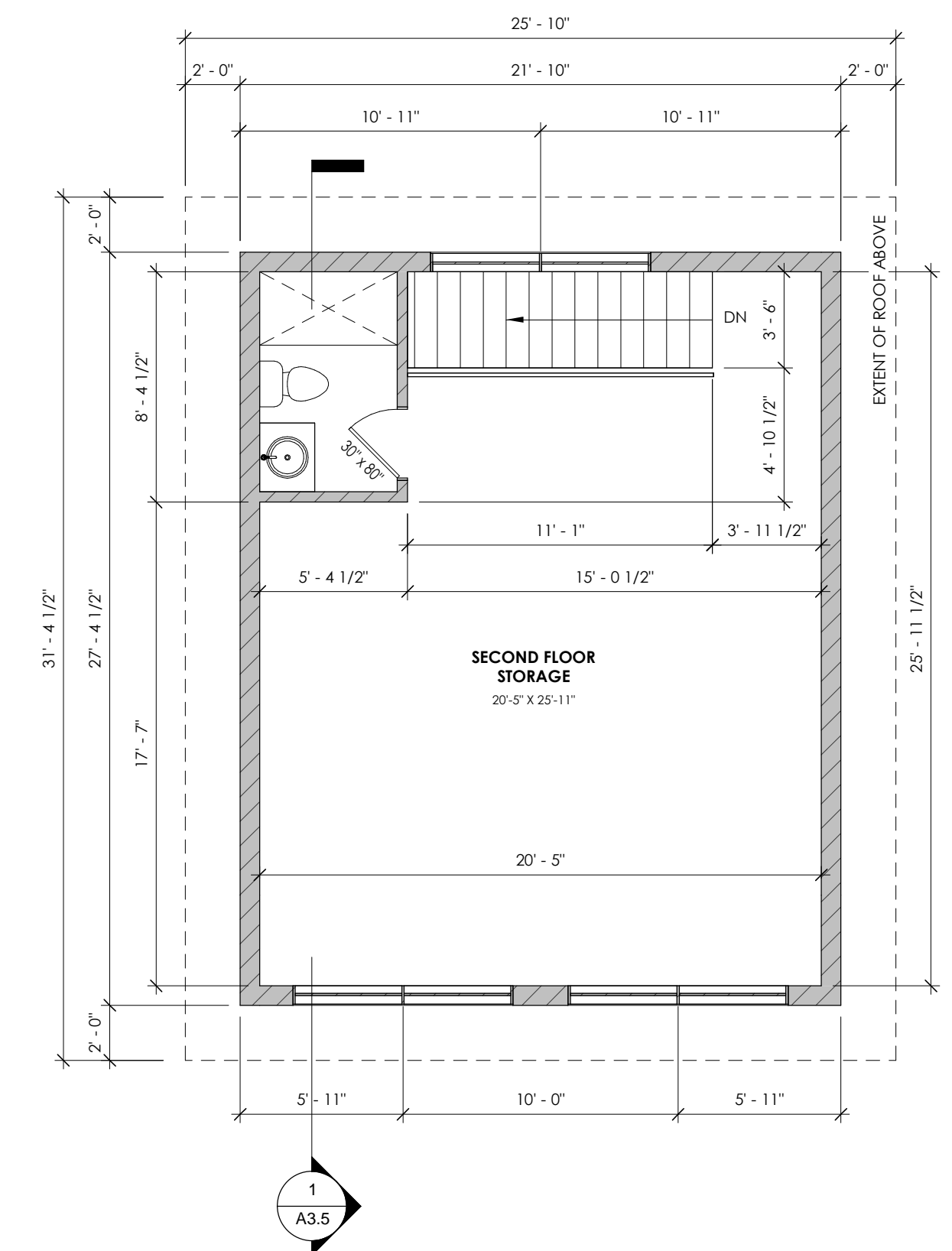
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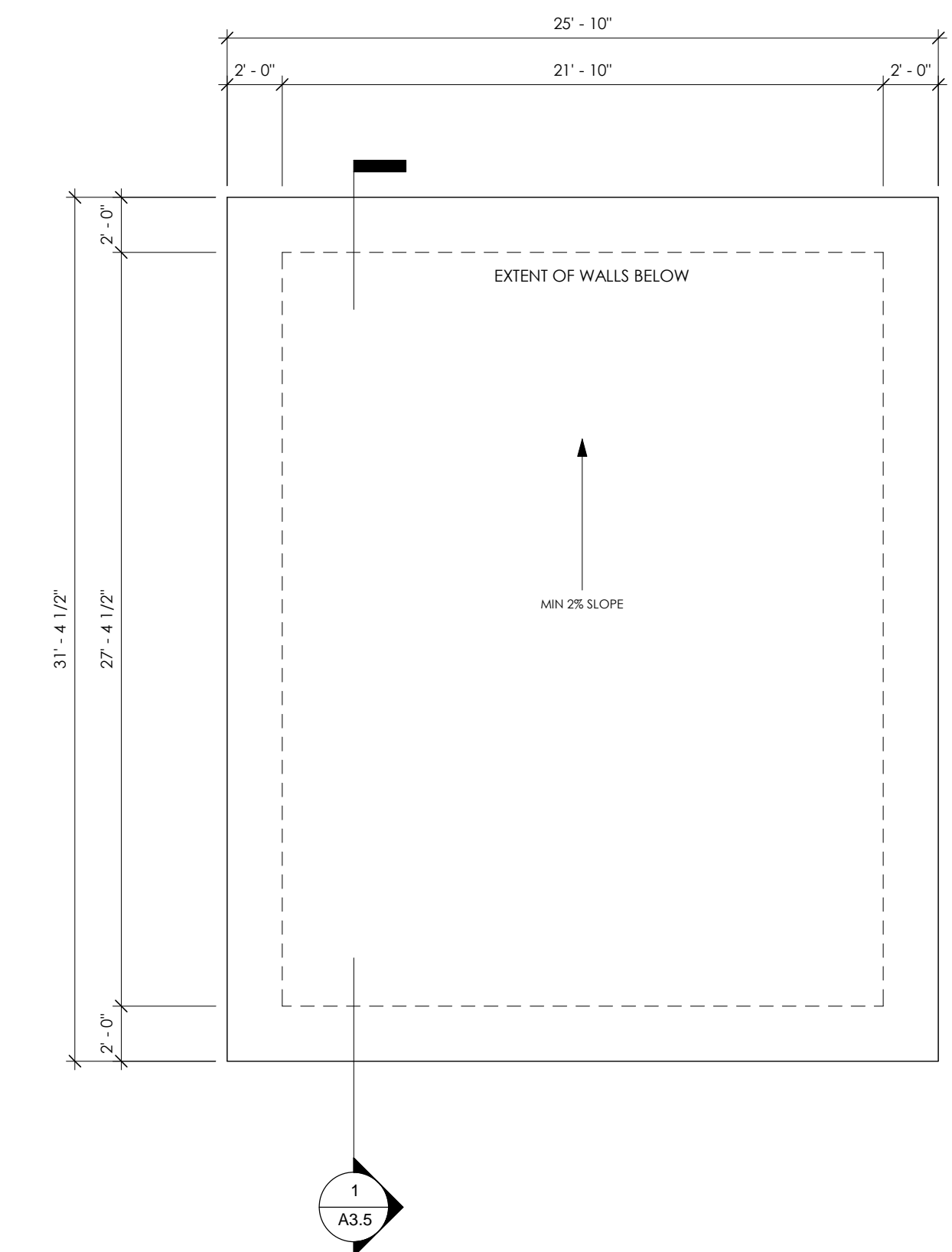
PROPOSED BASEMENT FLOOR
3/16" = 1'-0"



PROPOSED GARAGE FLOOR
3/16" = 1'-0"



PROPOSED GARAGE SECOND FLOOR
3/16" = 1'-0"



PROPOSED GARAGE ROOF PLAN
3/16" = 1'-0"

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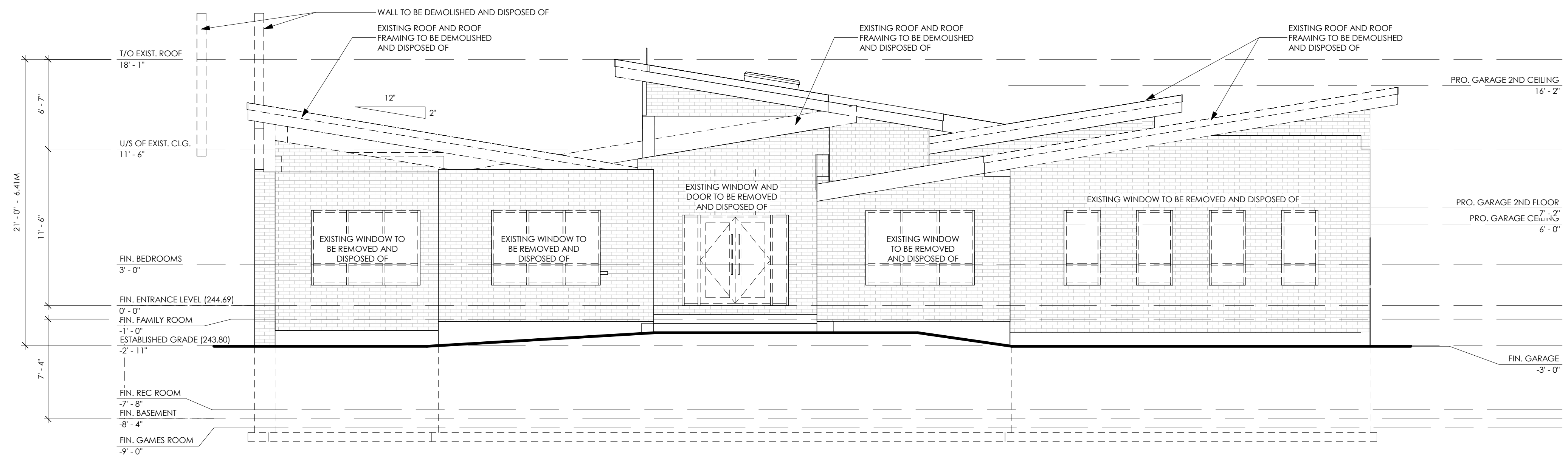
OWNER CONTACT INFORMATION:
 16 RIMWOOD CIRCLE,
 VAUGHAN, ONTARIO,
 L4L 8L2

PROJECT:
INTERIOR RENOVATION & ADDITION
 16 RIMWOOD CIRCLE,
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 L4L 8L2

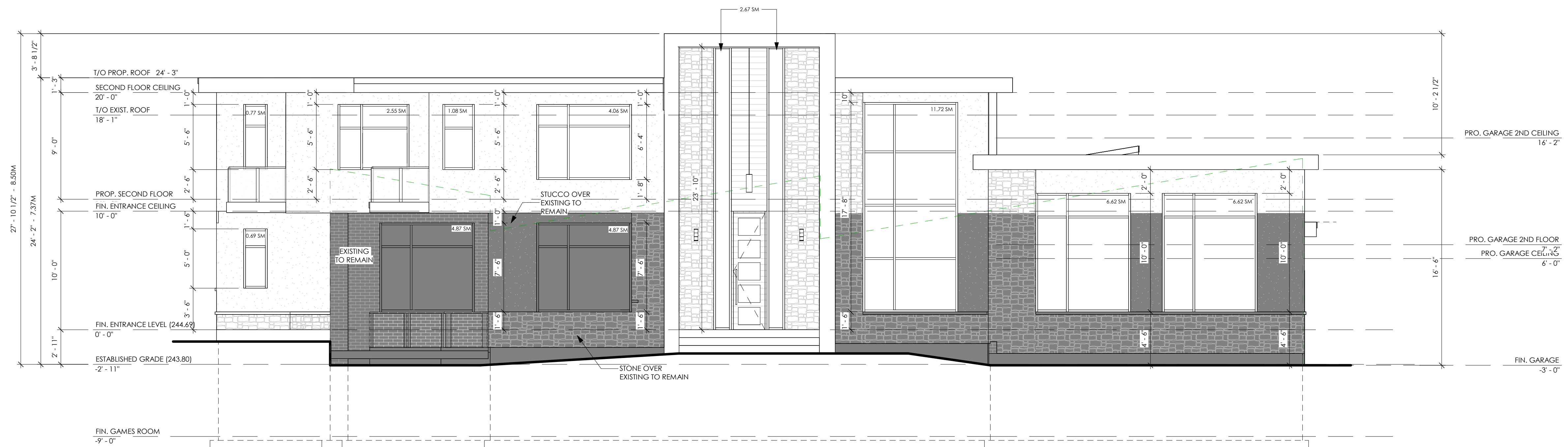
DATE	SCALE
	3/16" = 1'-0"
DRAWN BY	REVIEWED BY
SC	DA
TITLE	DRAWING NO.

GARAGE PLANS

A2.4



EXISTING FRONT ELEVATION
3/16" = 1'-0"



PROPOSED FRONT ELEVATION
3/16" = 1'-0"

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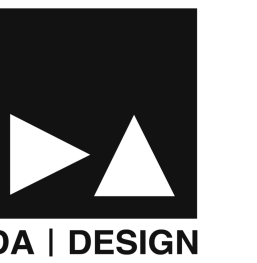
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647 242 0164
dan@dadesigninc.ca



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ENGINEER'S STAMP:

HVAC CONSULTANT:

STRUCTURAL CONSULTANT:

OWNER CONTACT INFORMATION:

16 RIMWOOD CIRCLE,
VAUGHAN, ONTARIO,
L4L 8L2

PROJECT:
INTERIOR RENOVATION & ADDITION

16 RIMWOOD CIRCLE,
VAUGHAN, ONTARIO,
L4L 8L2

DATE SCALE
3/16" = 1'-0"

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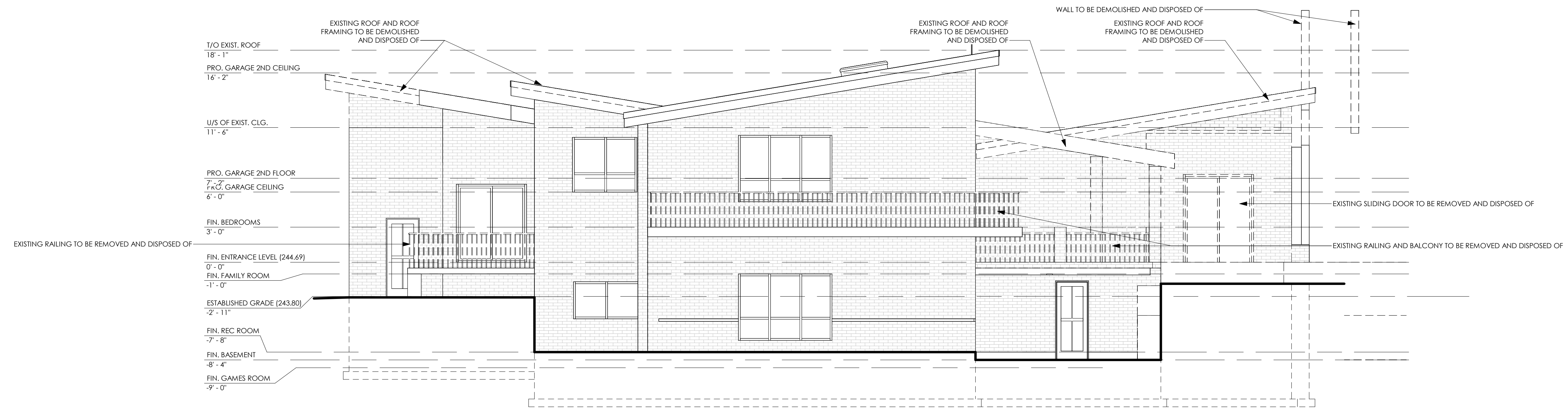
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ELEVATIONS

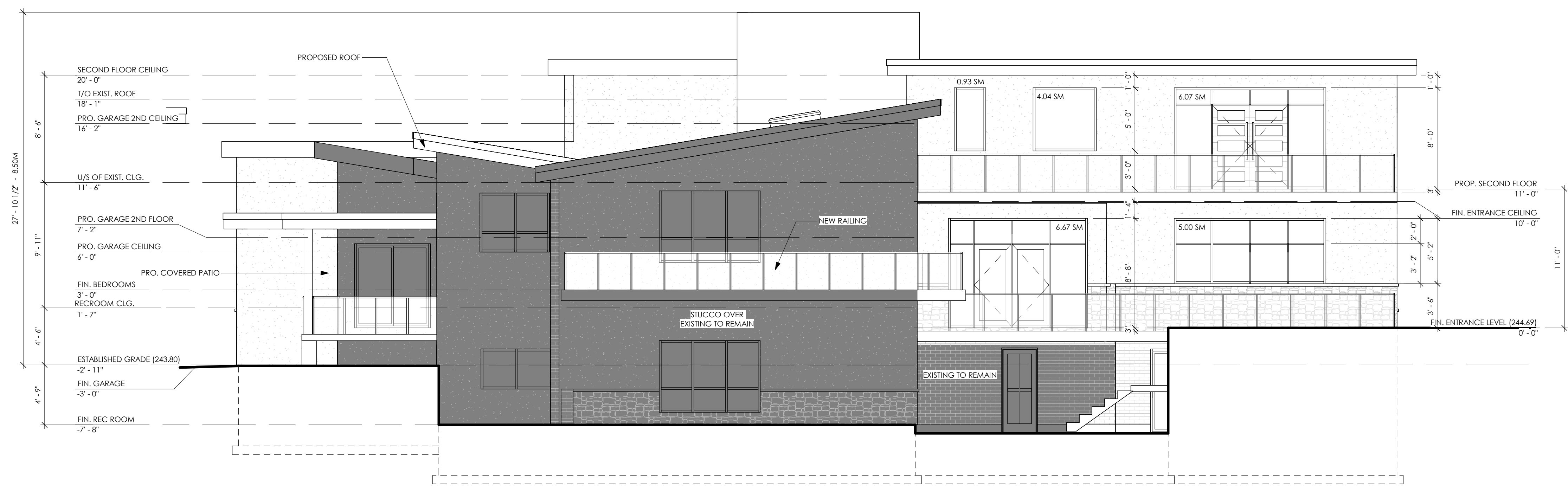
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EXISTING REAR ELEVATION
3/16" = 1'-0"



PROPOSED REAR ELEVATION
3/16" = 1'-0"

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HVAC CONSULTANT:	STRUCTURAL CONSULTANT:
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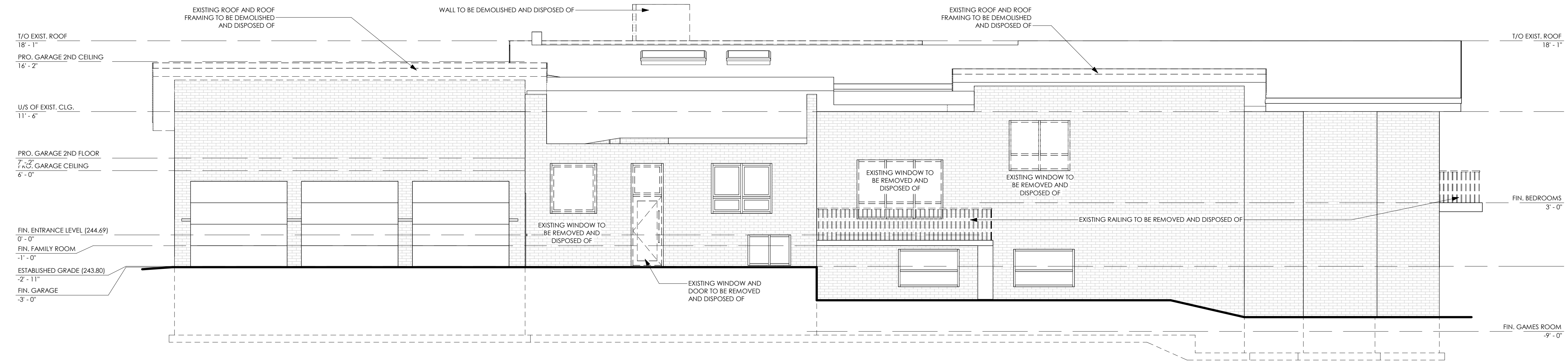
PROJECT:
INTERIOR RENOVATION & ADDITION
 16 RIMWOOD CIRCLE,
 VAUGHAN, ONTARIO,
 L4L 8L2

DATE	SCALE
DRAWN BY	3/16" = 1'-0"
TITLE	REVIEWED BY
ELEVATIONS	DRAWING NO.

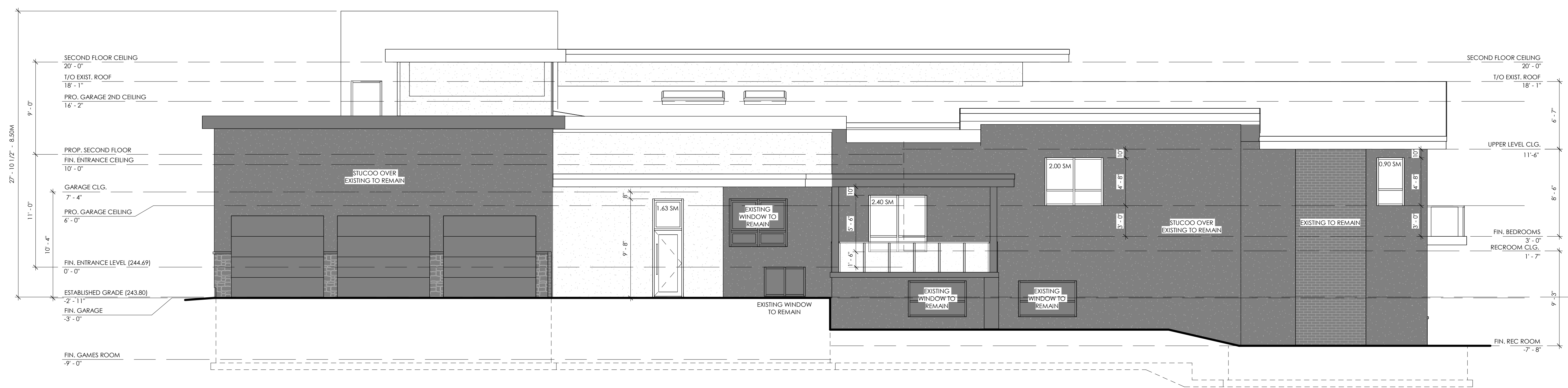
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EXISTING RIGHT ELEVATION
3/16" = 1'-0"



PROPOSED RIGHT ELEVATION
3/16" = 1'-0"

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INTERIOR RENOVATION & ADDITION
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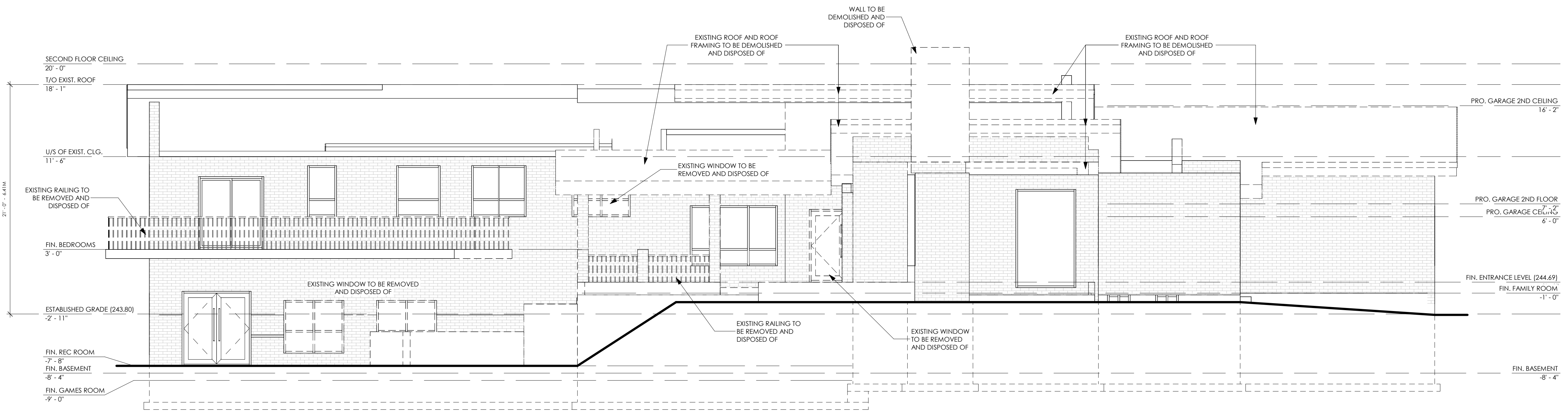
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HVAC CONSULTANT:	STRUCTURAL CONSULTANT:

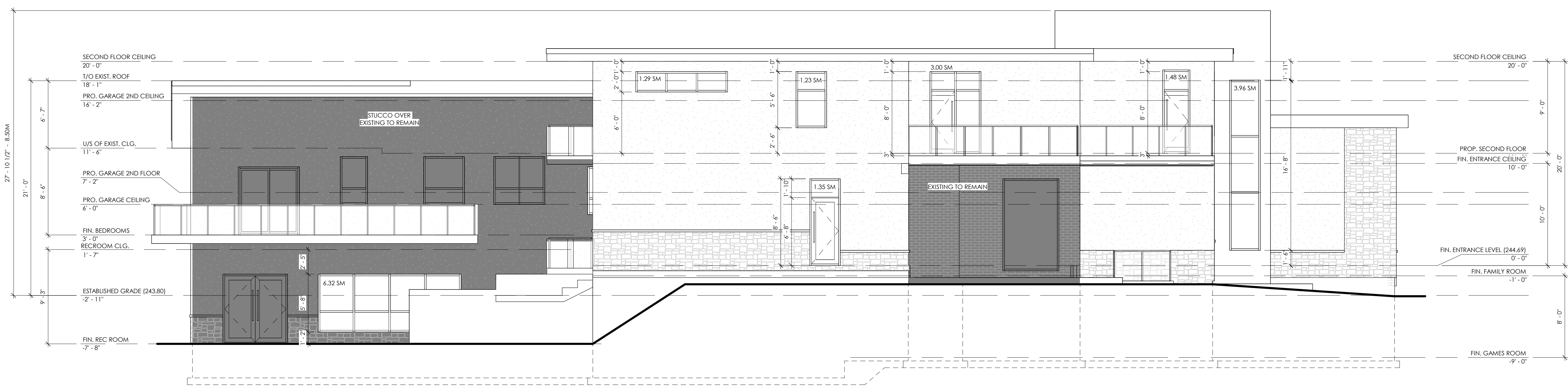
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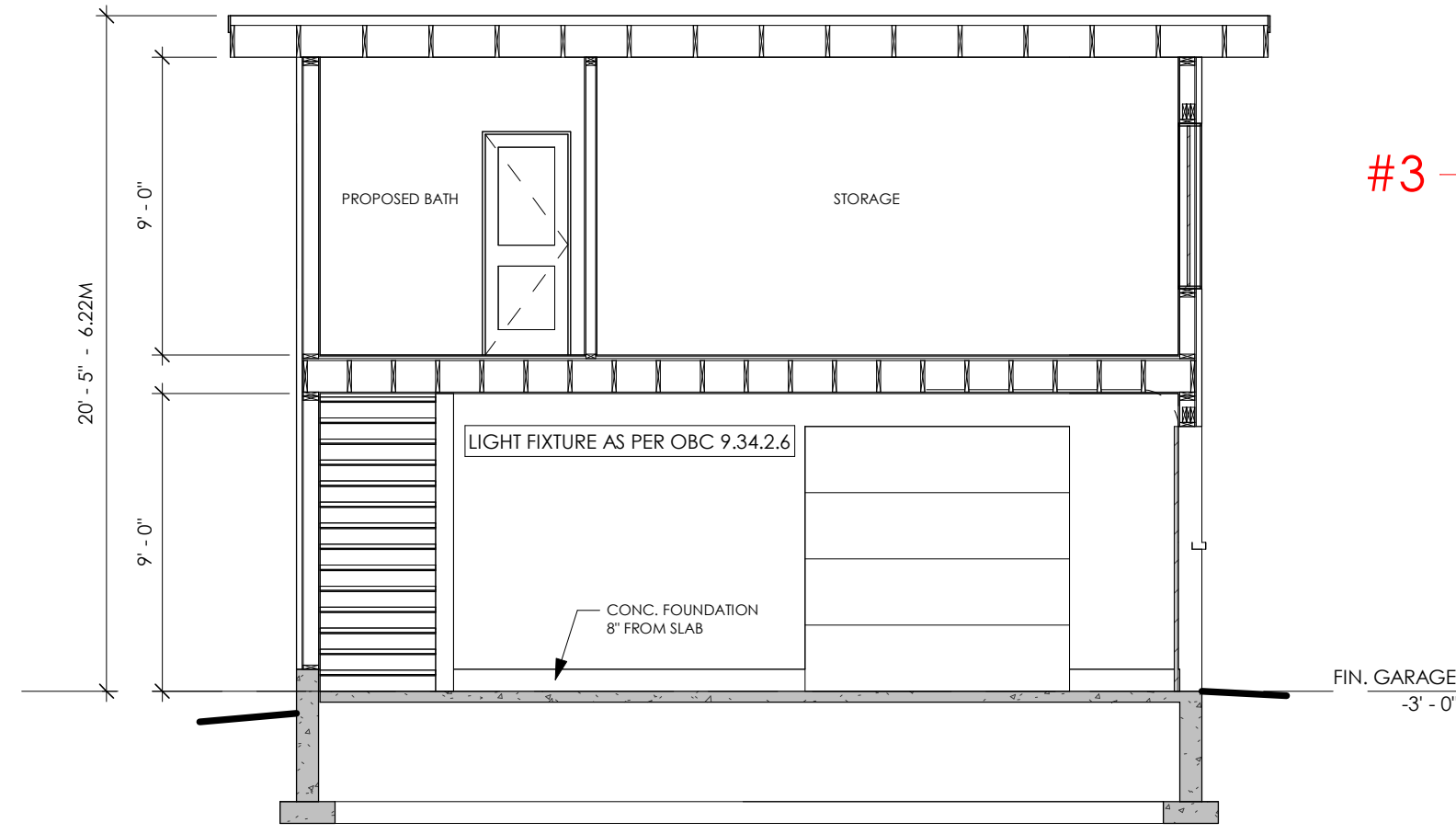


EXISTING LEFT ELEVATION
 3/16" = 1'-0"

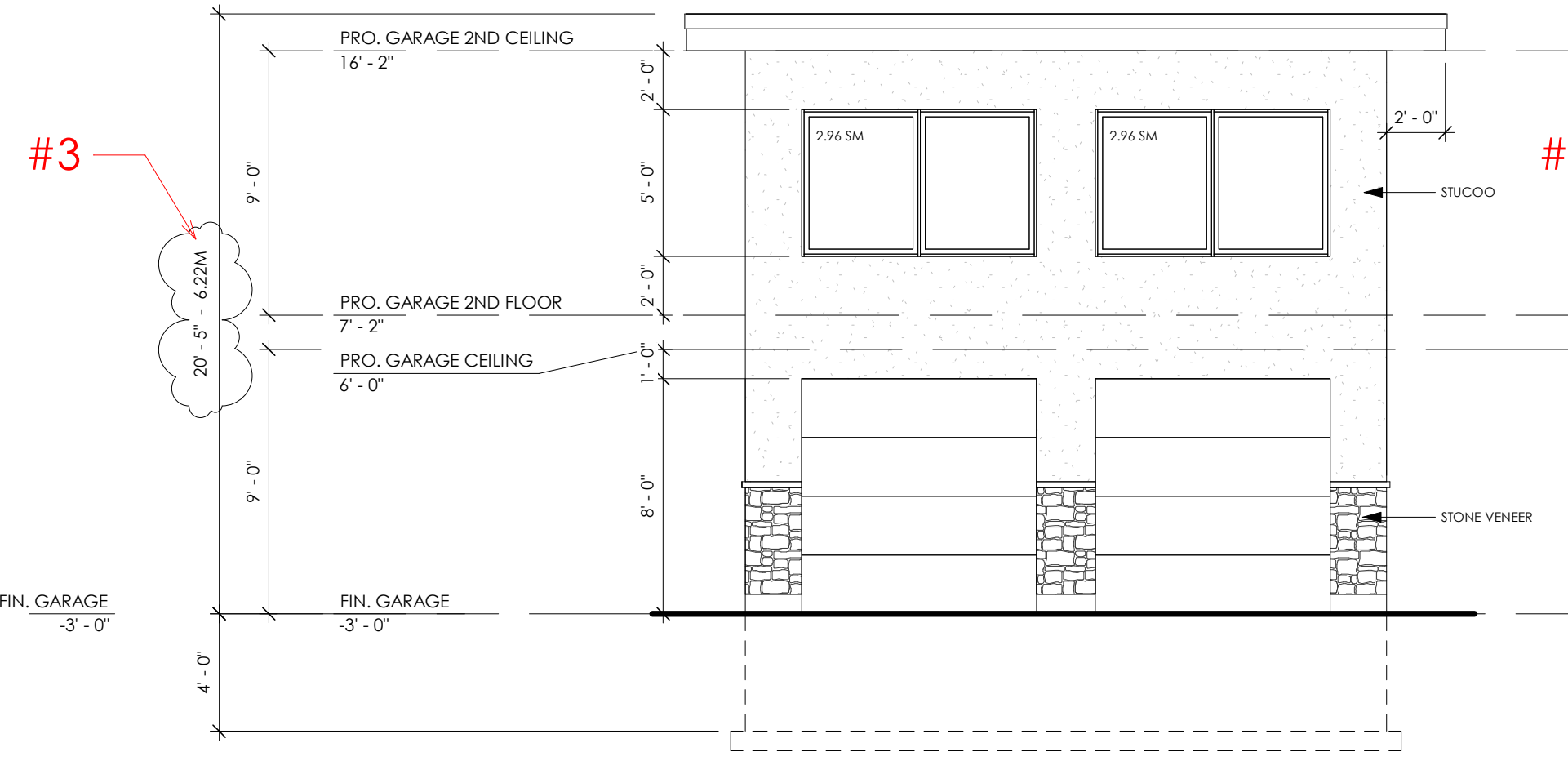


PROPOSED LEFT ELEVATION
 3/16" = 1'-0"

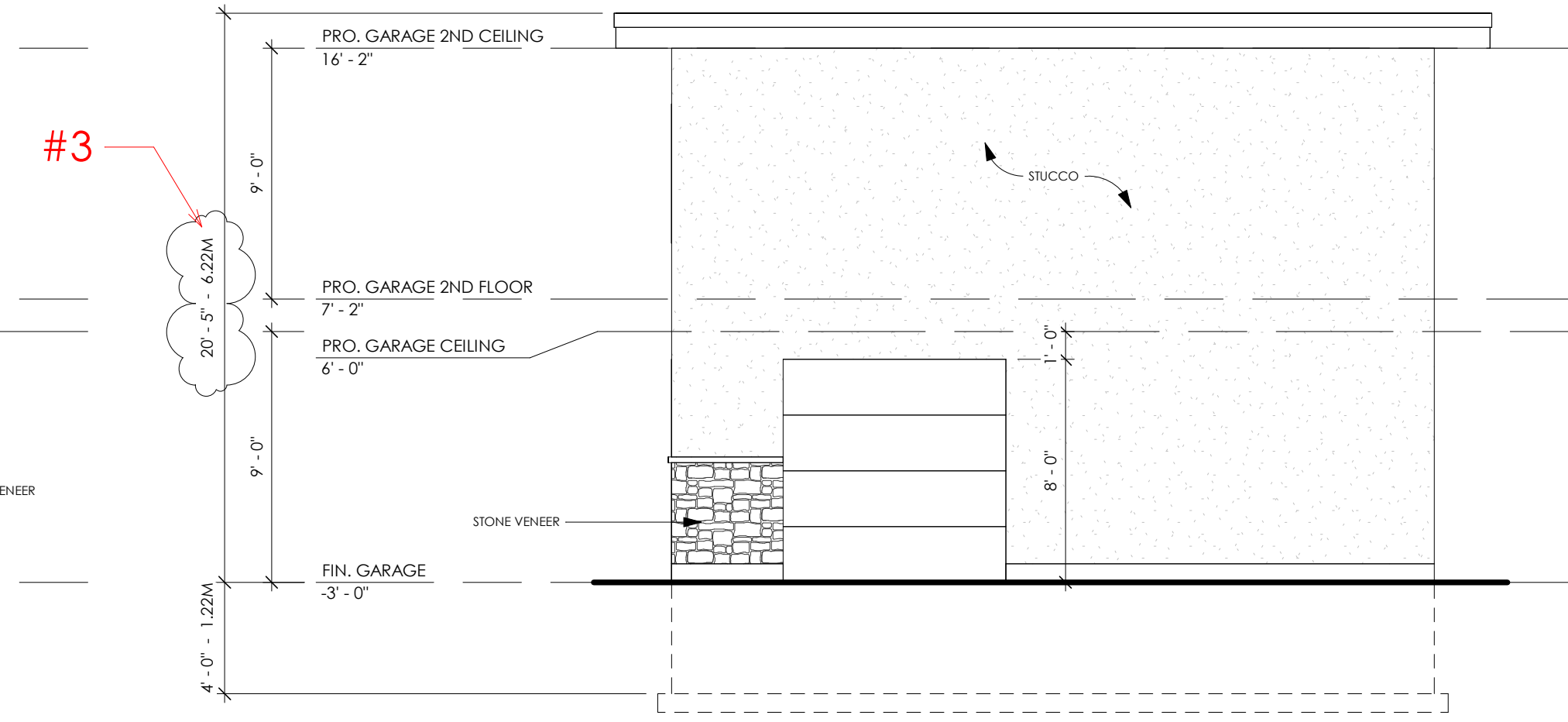
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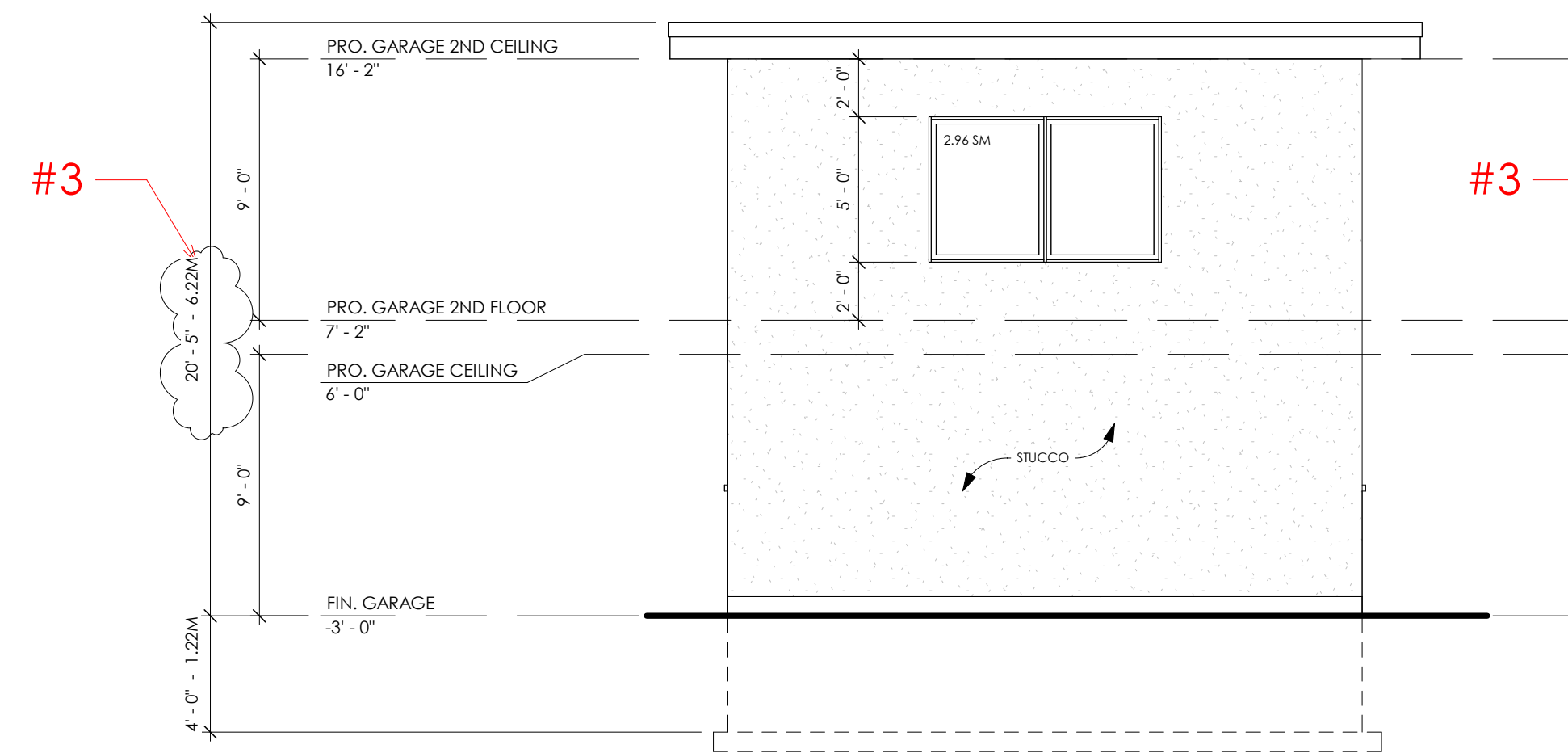
GARAGE SECTION
3/16" = 1'-0"



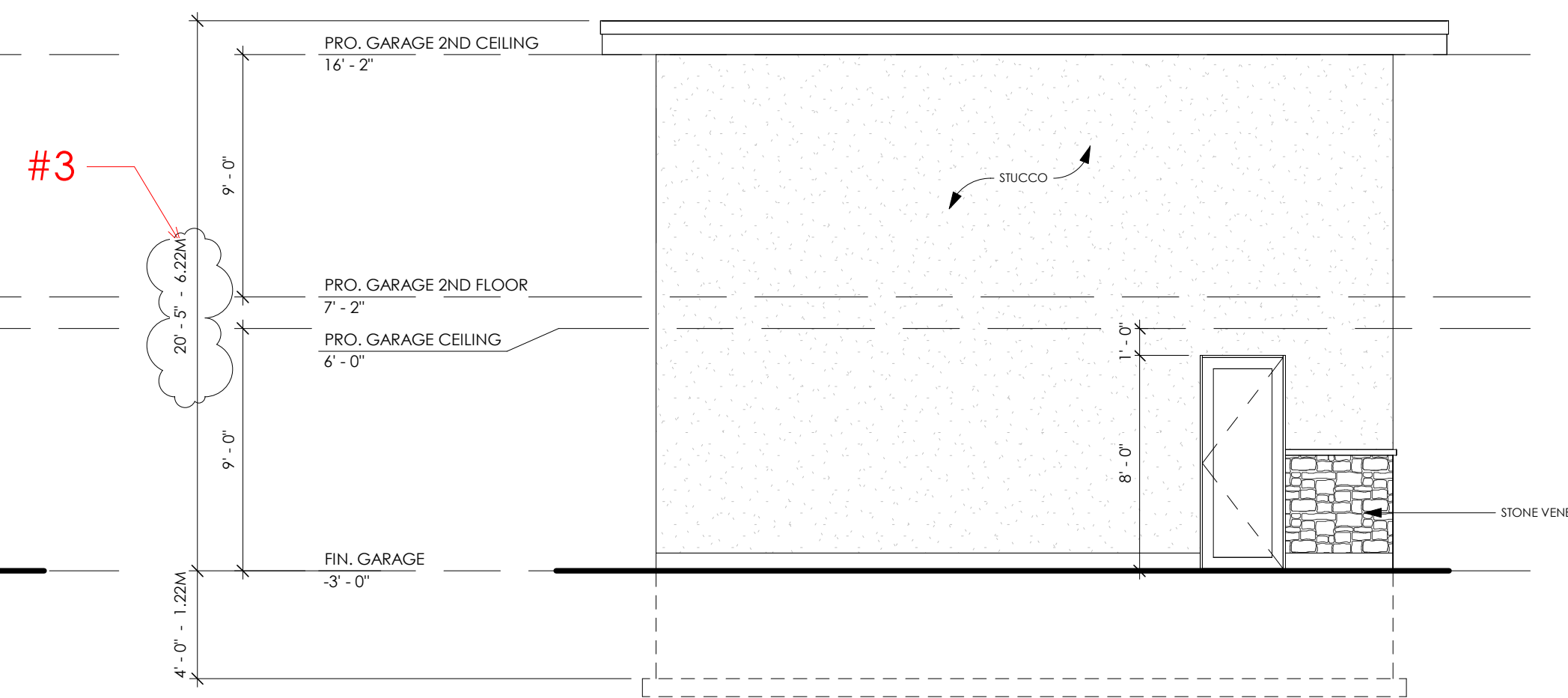
PROPOSED GARAGE FRONT ELEVATION
3/16" = 1'-0"



PROPOSED GARAGE RIGHT
3/16" = 1'-0"



PROPOSED GARAGE REAR ELEVATION
3/16" = 1'-0"



PROPOSED GARAGE LEFT
3/16" = 1'-0"

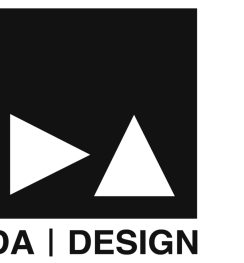
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CONSULTANT'S STAMP: ENGINEER'S STAMP:

HVAC CONSULTANT: STRUCTURAL CONSULTANT:

OWNER CONTACT INFORMATION:

16 RIMWOOD CIRCLE,
VAUGHAN, ONTARIO,
L4L 8L2

PROJECT:
INTERIOR RENOVATION & ADDITION

16 RIMWOOD CIRCLE,
VAUGHAN, ONTARIO,
L4L 8L2

DATE: SCALE:
3/16" = 1'-0"

DRAWN BY: REVIEWED BY:

TITLE: DRAWING NO.

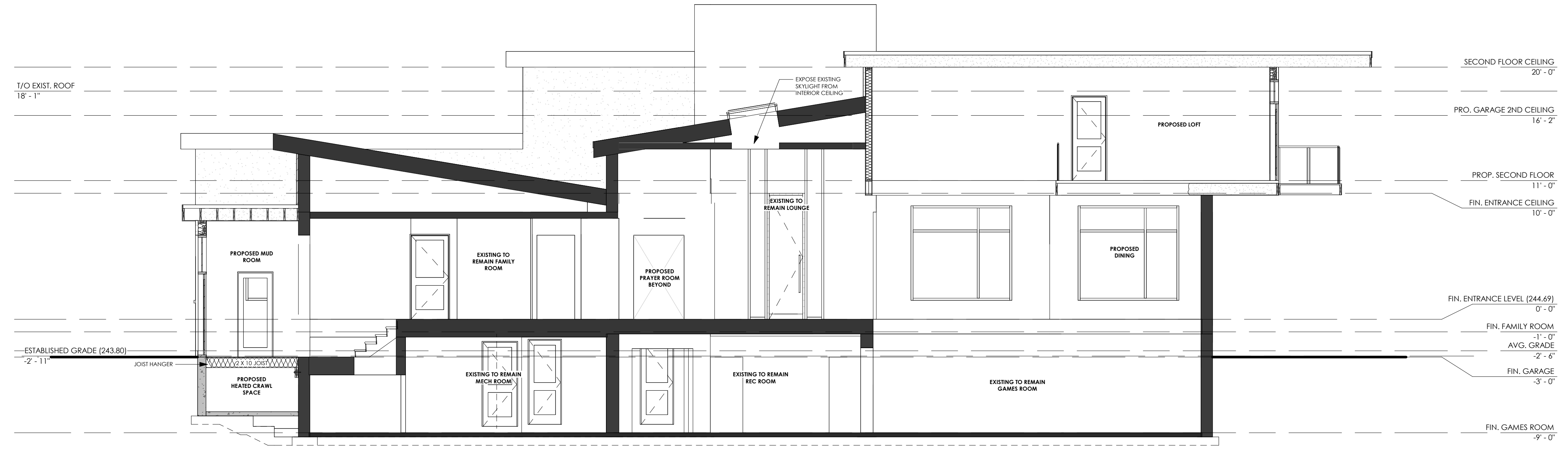
GARAGE ELEVATIONS AND SECTION

A3.5

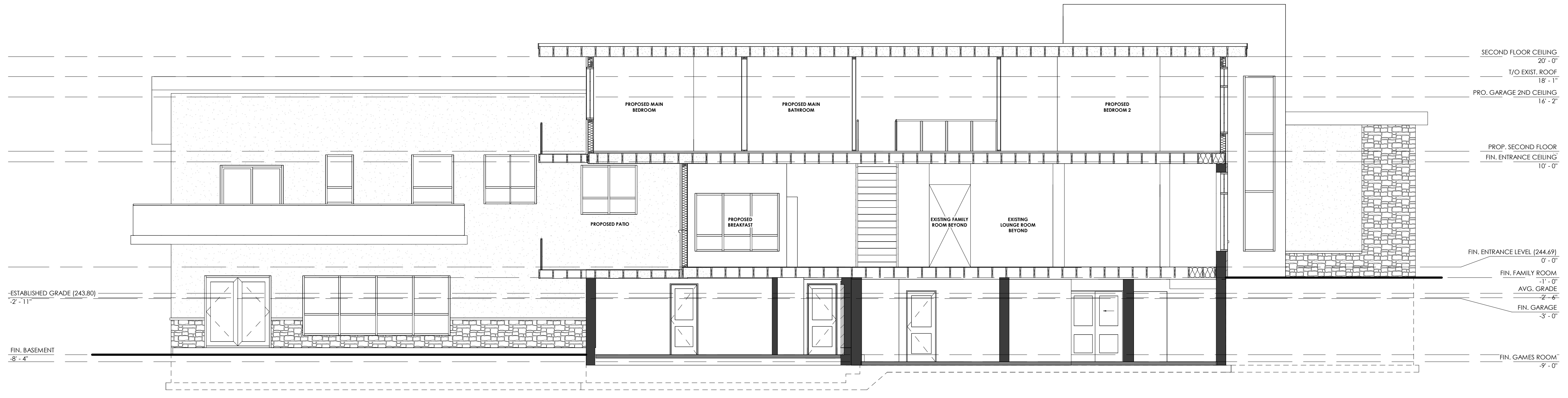
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Section 2
3/16" = 1'-0"



Section 1
3/16" = 1'-0"

2024 03 21	REISSUED FOR COA
DATE	NO. DESCRIPTION

CONSULTANT:
DA DESIGN INC.
 1185 Queensway East
 Suite 3A
 Mississauga, Ontario
 L4Y 0G4
 647 242 0164
 dan@dadesigninc.ca



CONSULTANT'S STAMP:	ENGINEER'S STAMP:
---------------------	-------------------

HVAC CONSULTANT:	STRUCTURAL CONSULTANT:
------------------	------------------------

OWNER CONTACT INFORMATION:
 16 RIMWOOD CIRCLE,
 VAUGHAN, ONTARIO,
 L4L 8L2

PROJECT:
INTERIOR RENOVATION & ADDITION
 16 RIMWOOD CIRCLE,
 VAUGHAN, ONTARIO,
 L4L 8L2

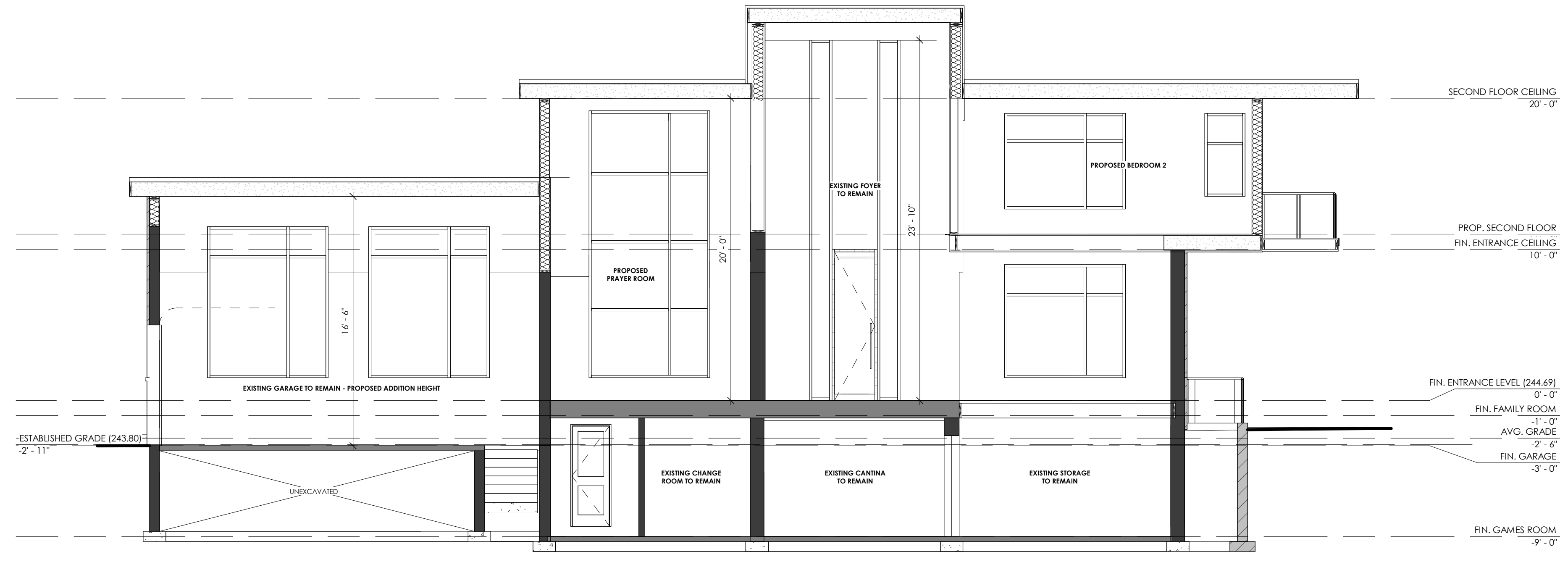
DATE	SCALE
	3/16" = 1'-0"
DRAWN BY	REVIEWED BY
TITLE	DRAWING NO.

SECTIONS

THIS DRAWING IS THE PROPERTY OF THE CONSULTANT AND MAY NOT BE REPRODUCED OR USED WITHOUT THE EXPRESSED CONSENT OF THE CONSULTANT. THE CONTRACTOR IS RESPONSIBLE FOR CHECKING AND VERIFYING ALL LEVELS AND DIMENSIONS AND SHALL REPORT ALL DISCREPANCIES TO THE CONSULTANT AND OBTAIN CLARIFICATION PRIOR TO COMMENCING WORK.

NOTES:

1. THESE DOCUMENTS ARE THE COPYRIGHT PROPERTY OF THE CONSULTANT AND ARE TO BE USED ONLY FOR THE PROJECT FOR WHICH THEY WERE ORIGINALLY PURCHASED AND BY THE ORIGINAL PURCHASER. THEY MAY NOT BE COPIED IN ANY WAY, SHAPE OR FORM, IN WHOLE OR IN PART WITHOUT THE EXPRESSED WRITTEN CONSENT OF THE CONSULTANT.
2. ALL DIMENSIONS MUST BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.
3. THE CONTRACTOR MUST VERIFY THAT ALL CONSTRUCTION IS IN COMPLIANCE WITH THE NATIONAL BUILDING CODE, THE ONTARIO BUILDING CODE, LOCAL ZONING REQUIREMENTS, AND ANY OTHER GOVERNING AUTHORITIES.
4. DRAWINGS NOT TO BE SCALED.
5. DIMENSIONS AND SPECIFICATIONS OF ROOF TRUSSES ARE TO BE DESIGNED BY A PROFESSIONAL ENGINEER OR OTHER APPROVED AUTHORITY.
6. CONSULTANT DOES NOT ASSUME LIABILITY FOR ANY ERRORS OR OMISSIONS OF THESE DOCUMENTS, UNLESS ADVISED IN WRITING OF SUCH DISCREPANCIES PRIOR TO COMMENCEMENT OF CONSTRUCTION.
7. DOOR SIZES SHOWN ON DRAWINGS DENOTE DOOR LEAF DIMENSIONS (FRAMES EXCLUDED) WHILE WINDOW SIZES DENOTE EXTERIOR FRAME DIMENSIONS UNLESS OTHERWISE NOTED.



Section 3
3/16" = 1'-0"

2024 03 21	NO.	REISSUED FOR COA
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DATE NO. DESCRIPTION

CONSULTANT:
DA DESIGN INC.
 1185 Queensway East
 Suite 3A
 Mississauga, Ontario
 L4Y 0G4
 647 242 0164
 dan@dadesigninc.ca



CONSULTANT'S STAMP:	ENGINEER'S STAMP:
HVAC CONSULTANT:	STRUCTURAL CONSULTANT:

OWNER CONTACT INFORMATION:

16 RIMWOOD CIRCLE,
 VAUGHAN, ONTARIO,
 L4L 8L2

PROJECT:
INTERIOR RENOVATION & ADDITION

16 RIMWOOD CIRCLE,
 VAUGHAN, ONTARIO,
 L4L 8L2

DATE	SCALE
	3/16" = 1'-0"
DRAWN BY	REVIEWED BY
TITLE	DRAWING NO.

SECTIONS Copy 1

**SCHEDULE B:
COMMENTS FROM AGENCIES, BUILDING STANDARDS &
DEVELOPMENT PLANNING**

Department / Agency <small>*Comments Received</small>	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 <small>*Comments Received</small>	Conditions Required		Nature of Comments <small>*See Schedule B for full comments</small>
Alectra	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	General Comments
TRCA	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	General Comments

To: Christine Vigneault, Committee of Adjustment Secretary Treasurer
From: Nancy Tuckett, Director of Development Planning
Date: May 31, 2024
Name of Owner: Asha Tilak
Location: 16 Rimwood Cricle
File No.(s): A015/24

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

1. To permit a Detached Private Garage on a lot that has an existing Attached Private Garage on the lot.
2. To permit a maximum total gross floor area of **111.06 m²** for the proposed two (2) storey Detached Private Garage.
3. To permit a maximum height of the proposed detached garage to be **6.22 m**.

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

1. A maximum of one detached private garage or an attached private garage shall be permitted on a lot.
2. The maximum gross floor area of a detached private garage shall be **75.0 m²**
3. The maximum height of a detached garage shall be **4.5 m**.

Official Plan:

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

Comments:

The Owner is renovating and expanding the existing dwelling and proposing to construct a two-storey, two car detached garage in the interior side yard of the subject property, immediately north of the dwelling as part of the proposed works.

Development Planning Department Staff have no objections to the requested variances. Variance 1 proposes a detached garage on a lot that has an existing attached private garage. Variance 2 would permit an increased maximum total gross floor area of 111.06 m² and Variance 3 an increased maximum height of 6.22 m. The detached garage's 6.22 m maximum height is anticipated to have minimal use and massing impacts on the neighbouring property to the north and east (17 Rimwood Circle) as the interior side yard requirement of the Zoning By-law is exceeded, which provides for the extent of vegetative screening (mature trees and small bushes) present along the northern interior side lot line and will help provide a visual buffer from the proposed detached garage. The garage is also proposed to be set back from the dwelling's front-facing walls and positioned partially behind the dwelling when viewed from the road, and the attached garage does not face the road, reducing the prominence of the garage use and detached garage building. The proposed garage's footprint is relatively modest relative to the dwelling and large lot size. The lot coverage requirement of the Zoning By-law is maintained. Additionally, the proposal sustains sufficient space to continue to provide passage between the front and rear yards on the northern side of the dwelling.

In support of the application, the Owner submitted an Arborist Report and Tree Preservation Plan prepared by Welwyn Consulting, dated May 3, 2024. The report inventoried a total of fifty-eight (58) trees, fifty-six (56) of which are proposed to be preserved through construction and two (2) to be removed. Urban Design staff have reviewed the report and concur with its recommendations.

Accordingly, Development Planning Department 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

To: Committee of Adjustment
From: Niloufar Youssefi, Building Standards Department
Date: May 13, 2024
Applicant: D.A. DESIGN INC.
Location: PLAN M1672 Lot 8
 16 Rimwood Circle
File No.(s): A015/24

Zoning Classification:

The subject lands are zoned: **RE(EN) – Estate Residential Zone (Established Neighbourhood)** and subject to the provisions of **Exception 14.65** under **Zoning By-law 001-2021**, as amended.

#	Zoning By-law 001-2021	Variance requested
1	A maximum of one detached private garage or an attached private garage shall be permitted on a lot [Section 4.1.5.1.].	To permit a Detached Private Garage on a lot that has an existing Attached Private Garage on the lot.
2	The maximum gross floor area of a detached private garage shall be 75.0 m ² [Section 4.1.5.3.].	To permit a maximum total gross floor area of 111.06 m ² for the proposed two (2) storey Detached Private Garage.
3	The maximum height of a detached garage shall be 4.5 m [Section 4.1.5.2.].	To permit a maximum height of the proposed detached garage to be 6.22m.

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 10 m².

Other Comments:

Zoning By-law 001-2021	
1	The 2 nd (second) storey of the proposed detached garage, marked as storage, includes a bathroom. Applicant to be advised if a secondary suite is proposed in this space in the future, a separate building permit is required subject to the provisions of Section 5.21 of By-law 001-2021.

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.

Lenore Providence

Subject: FW: [External] RE: A015/24 16 Rimwood Cir - REQUEST FOR COMMENTS, CITY OF VAUGHAN

From: Kristen Regier <Kristen.Regier@trca.ca>

Sent: Thursday, March 28, 2024 1:54 PM

To: Committee of Adjustment <CofA@vaughan.ca>

Subject: [External] RE: A015/24 16 Rimwood Cir - REQUEST FOR COMMENTS, CITY OF VAUGHAN

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 16 Rimwood Circle, 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](https://www.trca.ca) | [trca.ca](https://www.trca.ca)



Date: April 2nd 2024

Attention: **Christine Vigneault**

RE:

File No.: **A015-24**

Related Files:

Applicant D.A. Design Inc.

Location 16 Rimwood Circle



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:

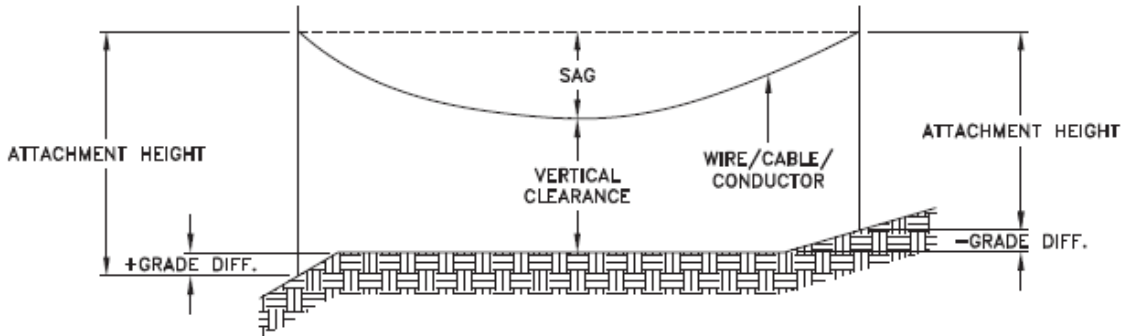
Mr. Stephen Cranley, C.E.T
Supervisor, Distribution Design, ICI & Layouts (North)
Phone: 1-877-963-6900 ext. 31297

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

SCHEDULE C: PUBLIC & APPLICANT CORRESPONDENCE

None

SCHEDULE D: BACKGROUND

None