

ITEM: 6.13	REPORT SUMMARY MINOR VARIANCE APPLICATION FILE NUMBER A166/23
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Report Date: August 16, 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
Building Standards (Zoning) *See Schedule B	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	General Comments
Committee of Adjustment	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

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
Region of York	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)

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 <small>(mm/dd/yyyy)</small>	Summary
Public	Giuseppina Strazzeri	36 Corkwood Crecent	02/23/2024	Letter confirming not experiencing grading and/or drainage adverse effects.
Public	Carlo Rotolo	72 Corkwood Crescent	02/22/2024	Letter confirming not experiencing grading and/or drainage adverse effects.
Public	Giuseppe Biondo	76 Corkwood Crescent	02/23/2024	Letter confirming not experiencing grading and/or drainage adverse effects.

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

ADJOURNMENT HISTORY	
<small>* Previous hearing dates where this application was adjourned by the Committee and public notice issued.</small>	
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 A166/23

CITY WARD #:	1
APPLICANT:	Gerardo C. Borean
AGENT:	Stella Arcuri
PROPERTY:	38 Corkwood Crescent, Maple
ZONING DESIGNATION:	See below.
VAUGHAN OFFICIAL PLAN (2010) DESIGNATION:	Vaughan Official Plan 2010 ('VOP 2010'): "Low-Rise Residential".
RELATED DEVELOPMENT APPLICATIONS:	None
PROPOSAL:	Relief from the Zoning By-law is being requested to permit two accessory structures (three-sided lean-to shelter and prefabricated shed) and outdoor swimming pool (hot tub) located in the rear yard.

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

The subject property is zoned R4A (EN), Fourth Residential, (Established Neighbourhood), subject to the provisions of Exception 14.676 under By-law 001-2021, as amended.

#	Zoning By-law 001-2021	Variance requested
1	An accessory building or residential accessory structure shall not be located closer to an exterior side lot line than the principal building on the lot (three-sided lean-to shelter). [4.1.2.1.c and 7.2.4, Table 7-5]	To permit a residential accessory structure (three-sided lean-to shelter with a height of 2.67 m measured from established grade) to be located closer to an exterior side lot line than the principal building on the lot.
2	A minimum exterior side yard setback of 2.4 m is required for a residential accessory structure (three-sided lean-to shelter). [4.1.2.1.a]	To permit a minimum exterior side yard setback of 0.52 m for a residential accessory structure (three-sided lean-to shelter with a height of 2.67 m measured from established grade).
3	A minimum rear yard setback of 0.6 m is required for a residential accessory structure (prefabricated shed) with a height less than 2.8 m. [4.1.2.b]	To permit a minimum rear yard setback of 0.15 m for a residential accessory structure (prefabricated shed with a height of 2.49 m measured from established grade).
4	In any Residential Zone, the maximum lot coverage of all accessory buildings and residential accessory structures excluding an accessory detached garage shall be 10% of the lot area or 67.0 m ² , whichever is less. A maximum of 35.4 m ² is permitted for the accessory buildings and residential accessory structures. [4.1.3.1]	To permit a total of 43.98 m ² lot coverage for all accessory buildings and residential accessory structures excluding an accessory detached garage on a lot.
5	In no case shall the outdoor swimming pool (hot tub spa) be located closer to an exterior side lot line than the dwelling. [4.21.5]	To permit an outdoor swimming pool (hot tub spa) to be located closer to an exterior side lot line than the dwelling.

HEARING INFORMATION

DATE OF MEETING: Thursday, August 22, 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

HEARING INFORMATION

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:	August 8, 2024
Date Applicant Confirmed Posting of Sign:	August 6, 2024
Applicant Justification for Variances: <small>*As provided in Application Form</small>	The installation of a hot tub gazebo is necessary to enhance personal privacy and safety. The hot tub area is intended for the private and secure enjoyment of the property owner and their family. Without the gazebo the open nature of the hot tub could lead to privacy concerns and safety risks due to the special employment status of the applicant. Granting a variance for this structure would help create a safe and secluded space for the hot tub use, ensuring both the well-being and privacy of the property's occupants, and it would not adversely affect the neighborhood or violate any other zoning provisions.
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
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DEVELOPMENT PLANNING

**See Schedule B for Development Planning Comments.

DEVELOPMENT PLANNING

Development Planning Recommended Conditions of Approval:	None
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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. As the proposed structures in the subject property totals over 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) 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.

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 for a Grading Permit. For any inquiries regarding the Grading Permit, please email DEPermits@vaughan.ca
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PARKS, FORESTRY & HORTICULTURE (PFH)

No comments received to date.

PFH Recommended Conditions of Approval:	None
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DEVELOPMENT FINANCE

No comment no concerns.

Development Finance Recommended Conditions of Approval:	None
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BY-LAW AND COMPLIANCE, LICENSING AND PERMIT SERVICES

No comments received to date.

BCLPS Recommended Conditions of Approval:	None
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BUILDING INSPECTION (SEPTIC)

No comments received to date.

Building Inspection Recommended Conditions of Approval:	None
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FIRE DEPARTMENT

No comments received to date.

Fire Department Recommended Conditions of Approval:	None
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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

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:

		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
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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.

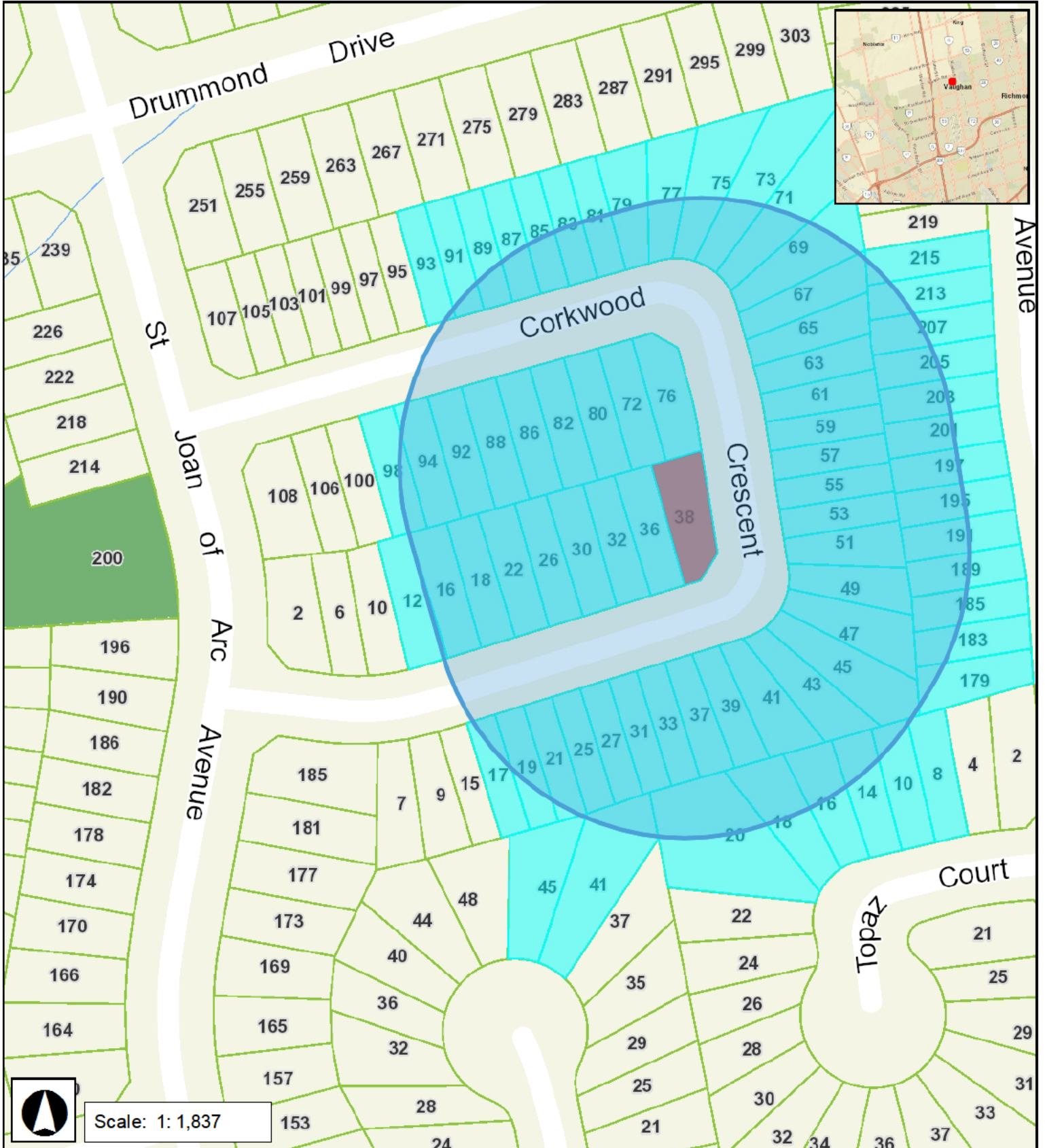
That the payment of the City Development Charge, if required, is payable to the City of Vaughan before issuance of a building permit in accordance with the Development Charges Act and the City's Development Charges By-law in effect at the time of payment.

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



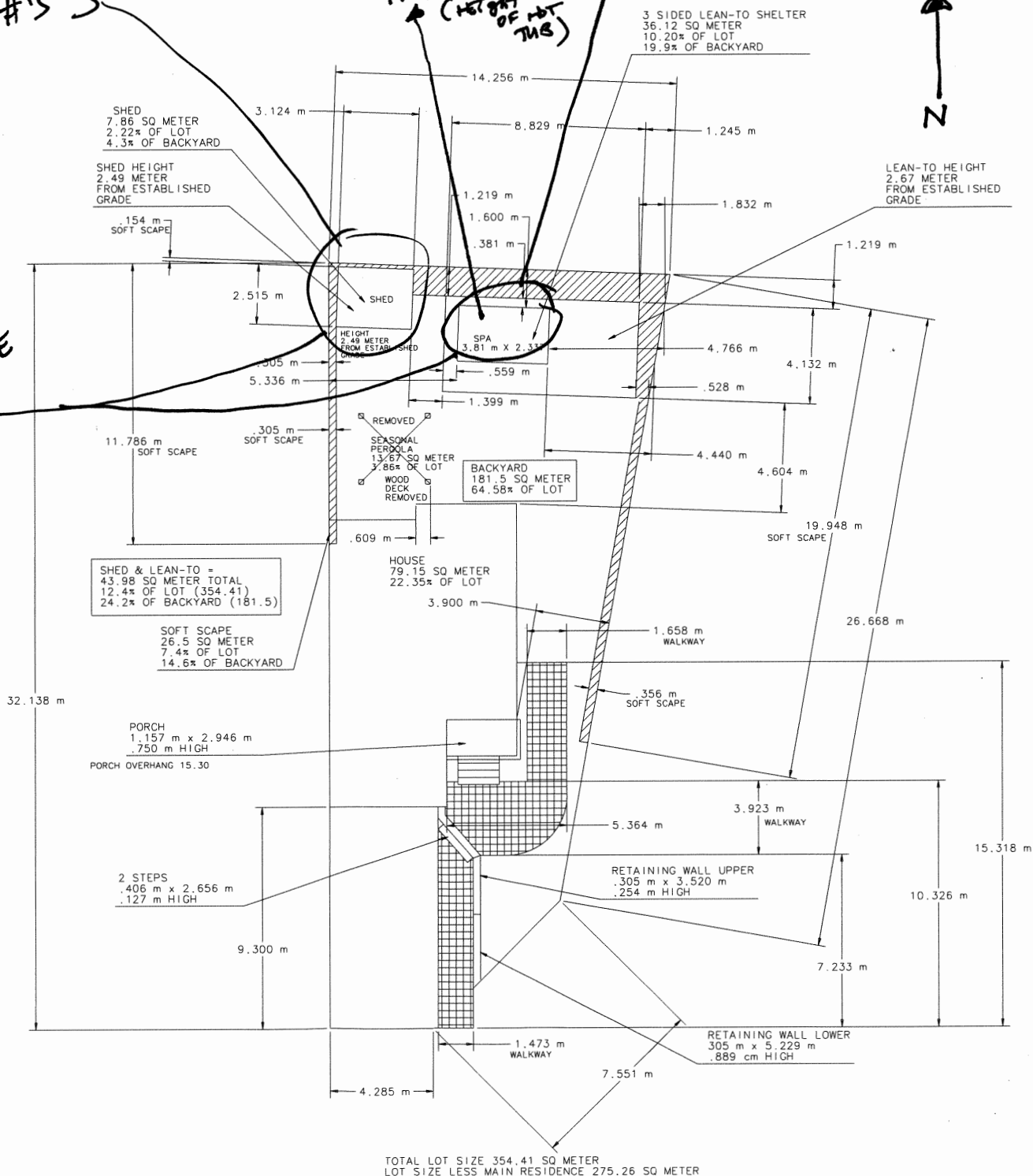
VARIANCE #15 3

VARIANCE #15 1, 2 & 5

1.219 m (HEIGHT OF ROOF TUBS)



VARIANCE #4



38 CORKWOOD CRESCENT
VANUGHAN, ONTARIO
L6A 3B4

**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"/>	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
Region of York	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	General Comments
TRCA	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	General Comments

Date: May 28th 2024

Attention: **Christine Vigneault**

RE: Request for Comments

File No.: **A166-23**

Related Files:

Applicant Stella Arcuri

Location 38 Corkwood 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, 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

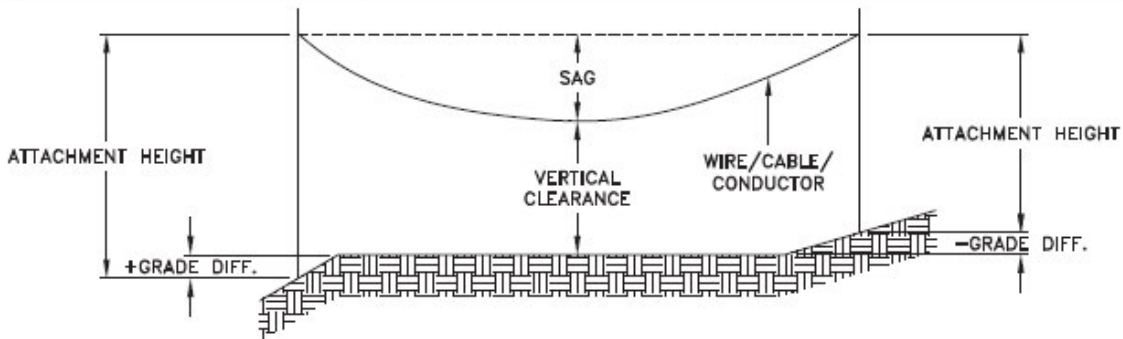
Supervisor, Distribution Design, ICI & Layouts (North)
Phone: 1-877-963-6900 ext. 31297

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

E-mail: stephen.cranley@alecrautilities.com

Email: Mitchell.Penner@alecrautilities.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

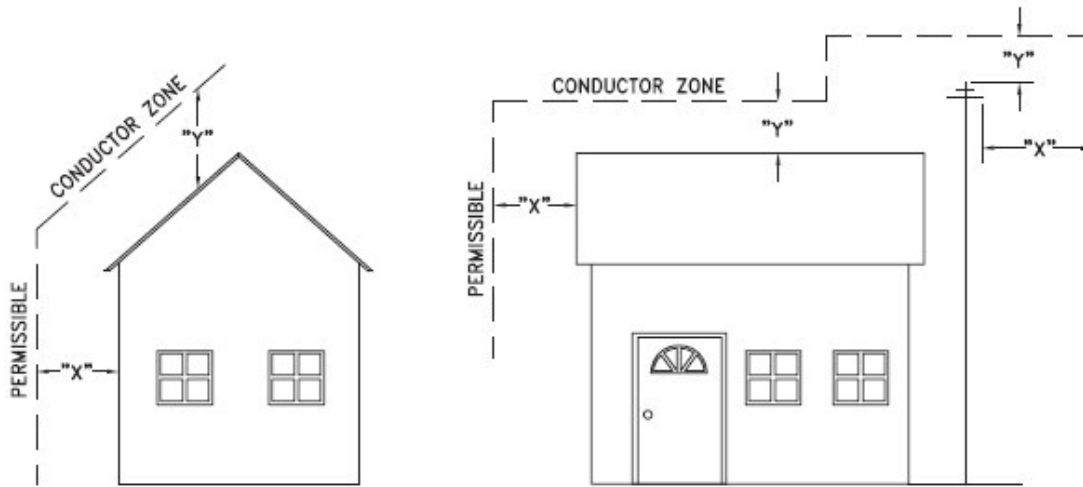
Certificate of Approval

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

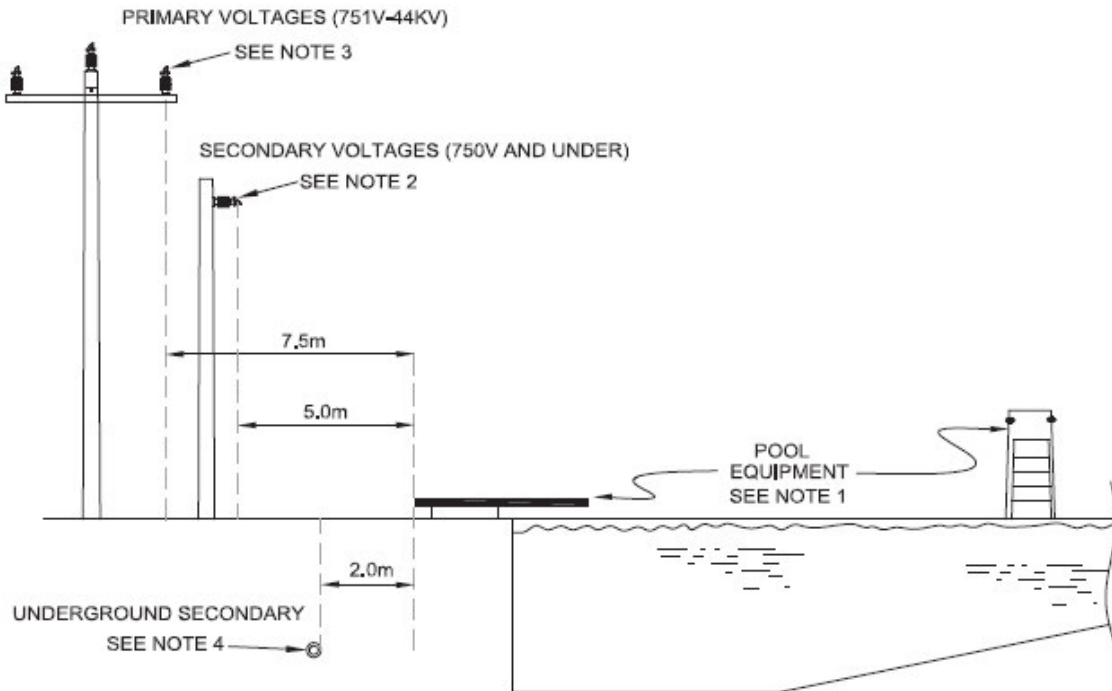
1. UNDER NO CIRCUMSTANCES SHALL A CONDUCTOR BE PERMITTED TO PENETRATE THE ENVELOPE SHOWN BY THE DOTTED LINE.
2. THE VERTICAL CLEARANCES ARE UNDER CONDITIONS OF MAXIMUM DESIGN SAG.
3. THE HORIZONTAL CLEARANCES ARE UNDER CONDITIONS OF MAXIMUM SWING. WHERE THE CONDUCTOR SWING IS NOT KNOWN A HORIZONTAL CLEARANCE 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:
System Planning and Standards/Standard Design/PowerStream Standards/PowerStream Standards working folder/Section 2.3-4/DWG 03-4 R0 May 5, 2010.dwg, 3/3/2010 9:27:02 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: July 22, 2024

Applicant: Stella Arcuri

Location: 38 Corkwood Crescent
Plan 65M3338 Lot 111R

File No.(s): A166/23

Zoning Classification:

The subject property is zoned R4A (EN), Fourth Residential, (Established Neighbourhood), subject to the provisions of Exception 14.676 under By-law 001-2021, as amended.

#	Zoning By-law 001-2021	Variance requested
1	An accessory building or residential accessory structure shall not be located closer to an exterior side lot line than the principal building on the lot (three-sided lean-to shelter). [4.1.2.1.c and 7.2.4, Table 7-5]	To permit a residential accessory structure (three-sided lean-to shelter with a height of 2.67 m measured from established grade) to be located closer to an exterior side lot line than the principal building on the lot.
2	A minimum exterior side yard setback of 2.4 m is required for a residential accessory structure (three-sided lean-to shelter). [4.1.2.1.a]	To permit a minimum exterior side yard setback of 0.52 m for a residential accessory structure (three-sided lean-to shelter with a height of 2.67 m measured from established grade).
3	A minimum rear yard setback of 0.6 m is required for a residential accessory structure (prefabricated shed) with a height less than 2.8 m. [4.1.2.b]	To permit a minimum rear yard setback of 0.15 m for a residential accessory structure (prefabricated shed with a height of 2.49 m measured from established grade).
4	In any Residential Zone, the maximum lot coverage of all accessory buildings and residential accessory structures excluding an accessory detached garage shall be 10% of the lot area or 67.0 m ² , whichever is less. A maximum of 35.4 m ² is permitted for the accessory buildings and residential accessory structures. [4.1.3.1]	To permit a total of 43.98 m ² lot coverage for all accessory buildings and residential accessory structures excluding an accessory detached garage on a lot.
5	In no case shall the outdoor swimming pool (hot tub spa) be located closer to an exterior side lot line than the dwelling. [4.21.5]	To permit an outdoor swimming pool (hot tub spa) to be located closer to an exterior side lot line than the dwelling.

Staff Comments:

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

Order to Comply 2021 120733 has been issued for the construction of a building approximately 8.2 X 4.0 m in area in the rear yard prior to obtaining the required building permit.

Building Permit(s) Issued:

A building permit application (2021 126448) has been submitted for the residential accessory structure (three-sided lean-to shelter). A building permit

may be required for the existing shed. Please consult with an Applications Expeditor, Building Standards Department, at (905) 832-8510 for assistance.

Other Comments:

General Comments	
1	The Applicant has crossed off the seasonal pergola from the Site Plan, noting that it has been removed.
2	The Applicant confirms that the wood deck from the Site Plan has been removed, as noted on the Site Plan.
3	The Applicant confirms that the height of 2.67 m for the residential accessory structure (three-sided lean-to shelter) and the height of 2.49 m for the residential accessory structure (prefabricated shed) are measured from established grade, as noted on the Site Plan. Elevation drawings for building permit, however, must specifically note same.
4	Drawings submitted for building permit and minor variance application shall match.
5	The applicant shall be advised that additional variances may be required upon review of detailed drawing for building permit.
6	Zoning review of the subject lands is limited to the lot. It appears that the walkway as shown on the Site Plan may extend into municipally owned property. The Applicant should consult with the Clerk's Department regarding encroachment agreements.

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.

To: Christine Vigneault, Committee of Adjustment Secretary Treasurer
From: Nancy Tuckett, Director of Development Planning
Date: August 13, 2024
Name of Owner: Stella Arcuri
Location: 38 Corkwood Crescent
File No.(s): A166/23

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

1. To permit a residential accessory structure (three-sided lean-to shelter with a height of 2.67 m measured from established grade) to be located closer to an exterior side lot line than the principal building on the lot.
2. To permit a minimum exterior side yard setback of 0.52 m for a residential accessory structure (three-sided lean-to shelter with a height of 2.67 m measured from established grade).
3. To permit a minimum rear yard setback of 0.15 m for a residential accessory structure (prefabricated shed with a height of 2.49 m measured from established grade).
4. To permit a total of 43.98 m² lot coverage for all accessory buildings and residential accessory structures excluding an accessory detached garage on a lot.
5. To permit an outdoor swimming pool (hot tub spa) to be located closer to an exterior side lot line than the dwelling.

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

1. An accessory building or residential accessory structure shall not be located closer to an exterior side lot line than the principal building on the lot (three-sided lean-to shelter).
2. A minimum exterior side yard setback of 2.4 m is required for a residential accessory structure (three-sided lean-to shelter).
3. A minimum rear yard setback of 0.6 m is required for a residential accessory structure (prefabricated shed) with a height less than 2.8 m.
4. In any Residential Zone, the maximum lot coverage of all accessory buildings and residential accessory structures excluding an accessory detached garage shall be 10% of the lot area or 67.0 m², whichever is less. A maximum of 35.4 m² is permitted for the accessory buildings and residential accessory structures.
5. In no case shall the outdoor swimming pool (hot tub spa) be located closer to an exterior side lot line than the dwelling.

Official Plan:

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

Comments:

The Owner is seeking to permit an existing shed and three-sided lean-to shelter in the rear yard of a semi-detached dwelling, with the above noted variances.

The Development Planning Department has no objection to Variances 1, 2, and 5. The Subject Lands are a corner lot with an angled exterior side lot line that creates a pie shape. The three-sided lean-to shelter is in the northeast corner where the lot is at its widest point. The lean-to shelter is also located closer to the exterior side lot line than the principal dwelling. The shelter presently contains a hot tub and a small bar area. The bar area is located closer to the east wall of the shelter. A sizeable portion of the exterior side yard abutting the rear yard is fenced and functions as part of the rear yard's amenity area. This moves the dividing line between the street-oriented front yard space and more private rear yard space further south, creating more spatial separation between this dividing line and the south wall of the lean-to shelter. This added separation helps mitigate the prominence of an accessory structure that is closer to the exterior side lot line than the dwelling. There is sufficient spatial separation between the shelter and fence along the exterior side lot line to permit maintenance access and drainage. The shelter is of modest height at 2.7 m and is not anticipated to have adverse massing

impacts to the neighbouring properties or road. The location of the shelter and hot tub within it does not pose any encumbrances to the function of the rear yard or the street. The fence assists in buffering any use impacts that the shelter and hot tub may generate. There is sufficient distance between the shed and exterior lot line to permit access maintenance. The abutting property Owners (#36, #72, #76 Corkwood Crescent) have provided acknowledgement letters stating they have not experienced any adverse grading/drainage effects on their properties and have no objection to the presence of the shelter.

The Development Planning Department has no objection to Variances 3 and 4. The shed is in the northwest corner of the rear yard, is of modest height measuring 2.49 m to the peak of the shed's roof. The setback of 0.15 m provides limited space for access maintenance, if required. The abutting property Owners (#36, #72, #76 Corkwood Crescent) have provided acknowledgement letters stating they have not experienced any adverse grading/drainage effects on their properties and have no objection to the presence of the shed. With respect to Variance 4, the shed and shelter have reasonably sized footprints. The shed has an area of 7.86 m², or 2.22% of the total lot coverage. The shelter has an area of 36.12 m², or 10.20% of the total lot coverage. Both accessory structures combined only accounts for 12.42% of the total lot coverage, which is minimal in nature. The requested relief for an additional 8.58 m² lot coverage for all accessory structures is not perceptible.

Accordingly, the Development Planning Department can support the requested variances and is of the opinion that the proposal is minor in nature, maintains the general intent and purpose of the Official Plan and Zoning By-law, and is desirable for the appropriate development of the land.

Recommendation:

The Development Planning Department recommends approval of the application.

Conditions of Approval:

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

None.

Comments Prepared by:

Alyssa Pangilinan, Planner 1
David Harding, Senior Planner

From: [Cameron McDonald](#)
To: [Committee of Adjustment](#)
Subject: [External] RE: A166/23, 38 Corkwood Crescent - REQUEST FOR COMMENTS, CITY OF VAUGHAN
Date: Thursday, May 30, 2024 3:21:45 PM
Attachments: [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.

Good afternoon,

Based on a review of our screening mapping, I can confirm that the subject property is not located within TRCA's Regulated Area. As such, any site alteration or development on the property would not require a permit from TRCA.

Based on the above, we have no comments/requirements.

Regards,

Cameron McDonald

Planner I

Development Planning and Permits | Development and Engineering Services

T: [\(437\) 880-1925](tel:(437)880-1925)

E: cameron.mcdonald@trca.ca

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



Prabhdeep Kaur

From: Development Services <developmentservices@york.ca>
Sent: Tuesday, June 4, 2024 4:14 PM
To: Prabhdeep Kaur
Cc: Committee of Adjustment
Subject: [External] RE: A166/23 - 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.

Hi Prabhdeep,

The Regional Municipality of York has completed its review of the minor variance application – A166/23 (38 Corkwood 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
Our Values: Integrity, Commitment, Accountability, Respect, Excellence



Our Mission: **Working together to serve our thriving communities – today and tomorrow**

Please consider the environment before printing this email.

SCHEDULE C: PUBLIC & APPLICANT CORRESPONDENCE

Correspondence Type	Name	Address	Date Received (mm/dd/yyyy)	Summary
Public	Giuseppina Strazzeri	36 Corkwood Crecent	02/23/2024	Letter confirming not experiencing grading and/or drainage adverse effects.
Public	Carlo Rotolo	72 Corkwood Crescent	02/22/2024	Letter confirming not experiencing grading and/or drainage adverse effects.
Public	Giuseppe Biondo	76 Corkwood Crescent	02/23/2024	Letter confirming not experiencing grading and/or drainage adverse effects.

CITY OF VAUGHAN COMMITTEE OF ADJUSTMENT APPLICATION
NEIGHBOUR ACKNOWLEDGMENT LETTER

Date: FEBRUARY 23-2024

Home Owner's name: Giuseppina Strazzeri

Home Owner's address: 36 CORKWOOD CRES
MAPLE, ONT, L6A 3B4

Home Owner's contact information
(e.g., email and/or phone number): 

SUBJECT: COA REFERENCE FILE #: A166/23

NEIGHBOUR'S ACKNOWLEDGMENT LETTER FOR [NAME/TYPE OF EXISTING STRUCTURE] 3 SIDED SHELTER


To: The City of Vaughan Development Engineering Department,

This is to confirm that I, Giuseppina Strazzeri (the Neighbour) residing at
36 CORKWOOD CRES - MAPLE, ON L6A3B4 (Neighbour's address)

have not experienced any grading and/or drainage adverse effects on my property and have no
objections to the presence of the [Name/Type of Existing Structure] 3 SIDED SHELTER

Giuseppina Strazzeri
Neighbour's Signature

Date Signed on (mm/dd/yy): 02/23/24

Neighbour's contact information (e.g., email and/or phone number): 

CITY OF VAUGHAN COMMITTEE OF ADJUSTMENT APPLICATION
NEIGHBOUR ACKNOWLEDGMENT LETTER

Date: Feb 22, 2024

Home Owner's name: Carlo Rotolo

Home Owner's address: 72 Corkwood Crest
Maple, Ontario L6A 3B4

Home Owner's contact information
(e.g., email and/or phone number):



SUBJECT: COA REFERENCE FILE #: A166/23

NEIGHBOUR'S ACKNOWLEDGMENT LETTER FOR [NAME/TYPE OF EXISTING STRUCTURE] 3 SIDED SHELTER

To: The City of Vaughan Development Engineering Department,

This is to confirm that I, Carlo Rotolo (the Neighbour) residing at
72 Corkwood Crest (Neighbour's address)

have not experienced any grading and/or drainage adverse effects on my property and have no
objections to the presence of the [Name/Type of Existing Structure] 3 SIDED SHELTER

Neighbour's Signature

Date Signed on (mm/dd/yy): 02/22/24

Neighbour's contact information (e.g., email and/or phone number):

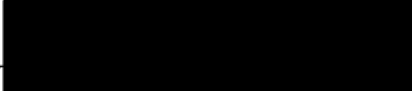


CITY OF VAUGHAN COMMITTEE OF ADJUSTMENT APPLICATION
NEIGHBOUR ACKNOWLEDGMENT LETTER

Date: FEB 23, 2024.

Home Owner's name: GIUSEPPE BIONDO

Home Owner's address: 76 CORKWOOD CRES.
MAPLE ONT. L6A 3B4

Home Owner's contact information
(e.g., email and/or phone number): 

SUBJECT: COA REFERENCE FILE #: A166/23

NEIGHBOUR'S ACKNOWLEDGMENT LETTER FOR [NAME/TYPE OF EXISTING STRUCTURE] 3 SIDED SHELTER


To: The City of Vaughan Development Engineering Department,

This is to confirm that I, GIUSEPPE BIONDO (the Neighbour) residing at
76 CORKWOOD CRES. (Neighbour's address)

have not experienced any grading and/or drainage adverse effects on my property and have no
objections to the presence of the [Name/Type of Existing Structure] 3 SIDED SHELTER

G. Biondo - Biondo
Neighbour's Signature

Date Signed on (mm/dd/yy): FEB. 23, 2024.

Neighbour's contact information (e.g., email and/or phone number): 

SCHEDULE D: BACKGROUND

None