

ITEM: 6.3	REPORT SUMMARY MINOR VARIANCE APPLICATION FILE NUMBER A109/24
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Report Date: October 25, 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 checked="" type="checkbox"/>	No <input type="checkbox"/>	Recommend Approval w/Conditions
Development Engineering	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	General Comments 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
By-law & Compliance	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 checked="" 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 A109/24

CITY WARD #:	2
APPLICANT:	Anthony Macri
AGENT:	Lucas Cocomello
PROPERTY:	162 Davidson Drive, Woodbridge
ZONING DESIGNATION:	See below.
VAUGHAN OFFICIAL PLAN (2010) DESIGNATION:	Vaughan Official Plan 2010 ('VOP 2010'): "Low-Rise Residential" by Volume 2, Section 11.11 – Woodbridge Centre Secondary Plan.
RELATED DEVELOPMENT APPLICATIONS:	None
PURPOSE OF APPLICATION:	Relief from the Zoning By-law is being requested to permit a proposed addition (attached garage) to the existing dwelling and an existing covered patio, gazebo and pool equipment shed.

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

The subject lands are zoned R1A (EN) – Density Residential Zone (Established Neighbourhood) and subject to the provisions of Exception 14.983 under Zoning By-law 001-2021, as amended.

#	Zoning By-law 001-2021	Variance requested
1	The required minimum interior side yard shall be 1.5 metres. [7.2.2 Table 7-3]	To permit a minimum interior side yard of 1.0 metres (East attached garage).
2	A residential accessory structure with a height greater than 2.8 m shall not be located closer than 2.4 m to any lot line. [4.1.2]	To permit a residential accessory structure (covered patio) with a height greater than 2.8 metres to not be located closer than 0.86 metres from the interior side lot line (West).
3	A residential accessory structure with a height greater than 2.8 m shall not be located closer than 2.4 m to any lot line. [4.1.2]	To permit a residential accessory structure (covered patio) with a height greater than 2.8 metres to not be located closer than 0.91 metres from the rear lot line.
4	A minimum distance of 0.6 m shall be required from any permitted encroachment to the nearest lot line. [4.13]	To permit a minimum distance of 0.39 metres from the eave's projection to the interior side lot line (Covered patio West).
5	A minimum distance of 0.6 m shall be required from any permitted encroachment to the nearest lot line. [4.13]	To permit a minimum distance of 0.46 metres to the eave's projection from the interior rear lot line (Covered patio Rear).
6	A residential accessory structure with a height greater than 2.8 m shall not be located closer than 2.4 m to any lot line. [4.1.2]	To permit a residential accessory structure (Gazebo) with a height greater than 2.8 metres to not be located closer than 1.3 metres to from the interior side lot line (West).
7	A residential accessory structure shall not be located closer than 0.6 m to any lot line. [4.1.2]	To permit a residential accessory structure (pool equipment shed) to be located no closer than 0.5 metres to from the interior side lot line (East).
8	A minimum distance of 0.6 m shall be required from any permitted encroachment to the nearest lot line. [4.13]	To permit a minimum distance of 0.26 metres from the eave's projection to the interior side lot line (Pool equipment shed).

HEARING INFORMATION

DATE OF MEETING: Wednesday, October 30, 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:	October 17, 2024
Date Applicant Confirmed Posting of Sign:	October 14, 2024
Applicant Justification for Variances: <small>*As provided in Application Form</small>	Proposed garage addition and cabana
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:	That the applicant provides a consent letter signed by the residents of 154 Davidson Drive acknowledging the potential impact on the hedge trees within proximity to the proposed garage addition, to the satisfaction of the Development Planning Department.

DEVELOPMENT ENGINEERING

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

As the proposed garage addition in the subject property is 30.15 m², the Owner / Applicant needs to obtain a Lot Grading Permit from Development Inspection and Lot Grading Division of the City's Development Engineering Department. Please note any in-ground structure over 10 m² requires a Grading Permit. Please contact the Development Engineering Reviewer after receiving the Grading Permit to clear the condition. (Conditions attached) The Development Engineering Department does not object to the Minor Variance application A109/24, subject to the following condition(s):

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: https://www.vaughan.ca/about-city-vaughan/departments/development-engineering/permits 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)

Recommended condition of approval:

PFH Recommended Conditions of Approval:	Applicant/owner shall obtain a "Private Property Tree Removal & Protection" permit through the forestry division prior to any construction works on the subject property.
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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

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 Planning Harry.Zhao@vaughan.ca	That the applicant provides a consent letter signed by the residents of 154 Davidson Drive acknowledging the potential impact on the hedge trees within proximity to the proposed garage addition, to the satisfaction of the Development Planning Department.
2	Development Engineering Rex.bondad@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

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:

		page of the City of Vaughan's website: https://www.vaughan.ca/about-city-vaughan/departments/development-engineering/permits to apply for a Grading Permit. For any inquiries regarding the Grading Permit, please email DEPermits@vaughan.ca .
3	Parks, Forestry and Horticulture Operations zachary.quizzetti@vaughan.ca	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.

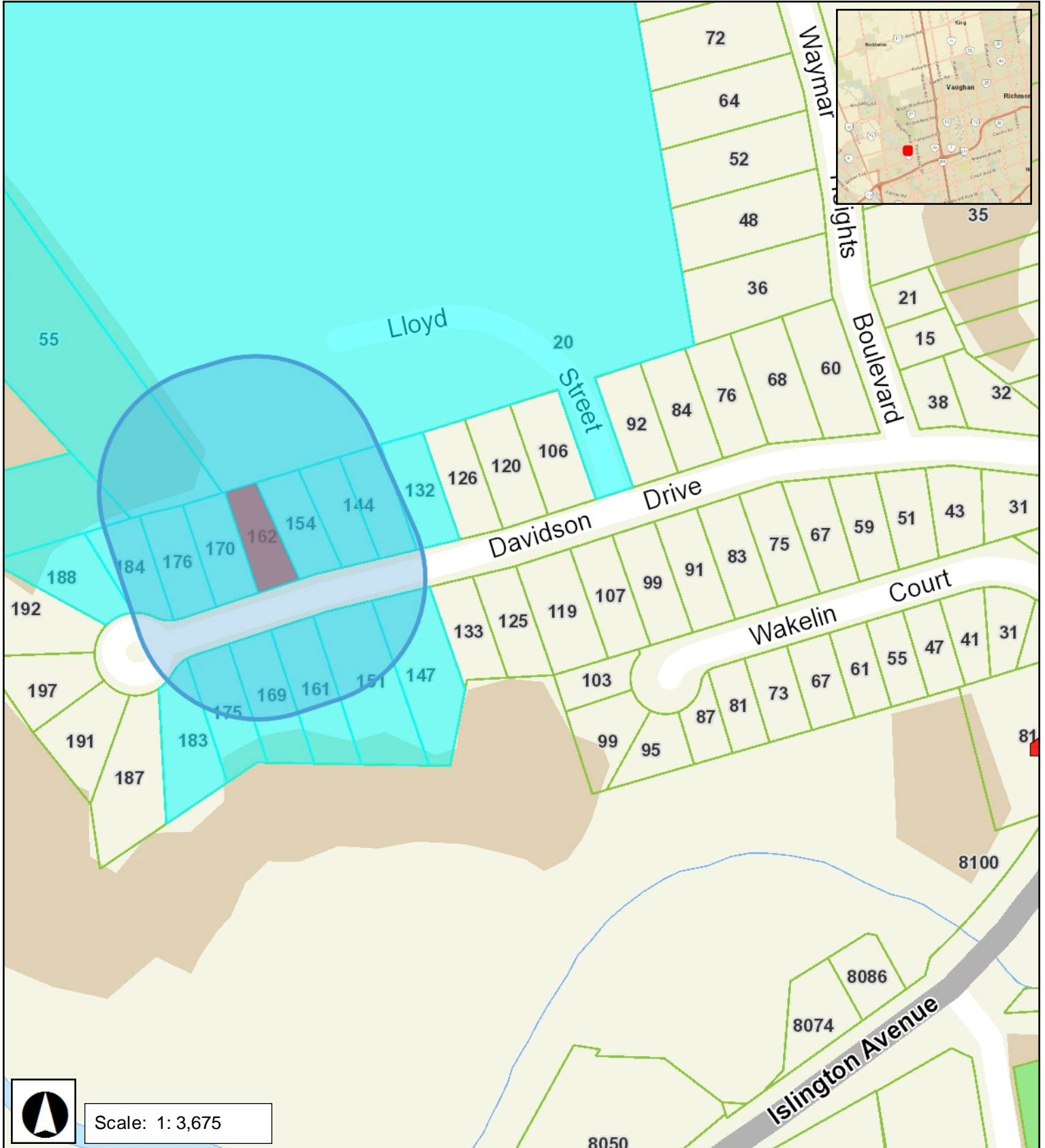
That the payment of the City Development Charge, if required, is payable to the City of Vaughan before issuance of a building permit in accordance with the Development Charges Act and the City's Development Charges By-law in effect at the time of payment.

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

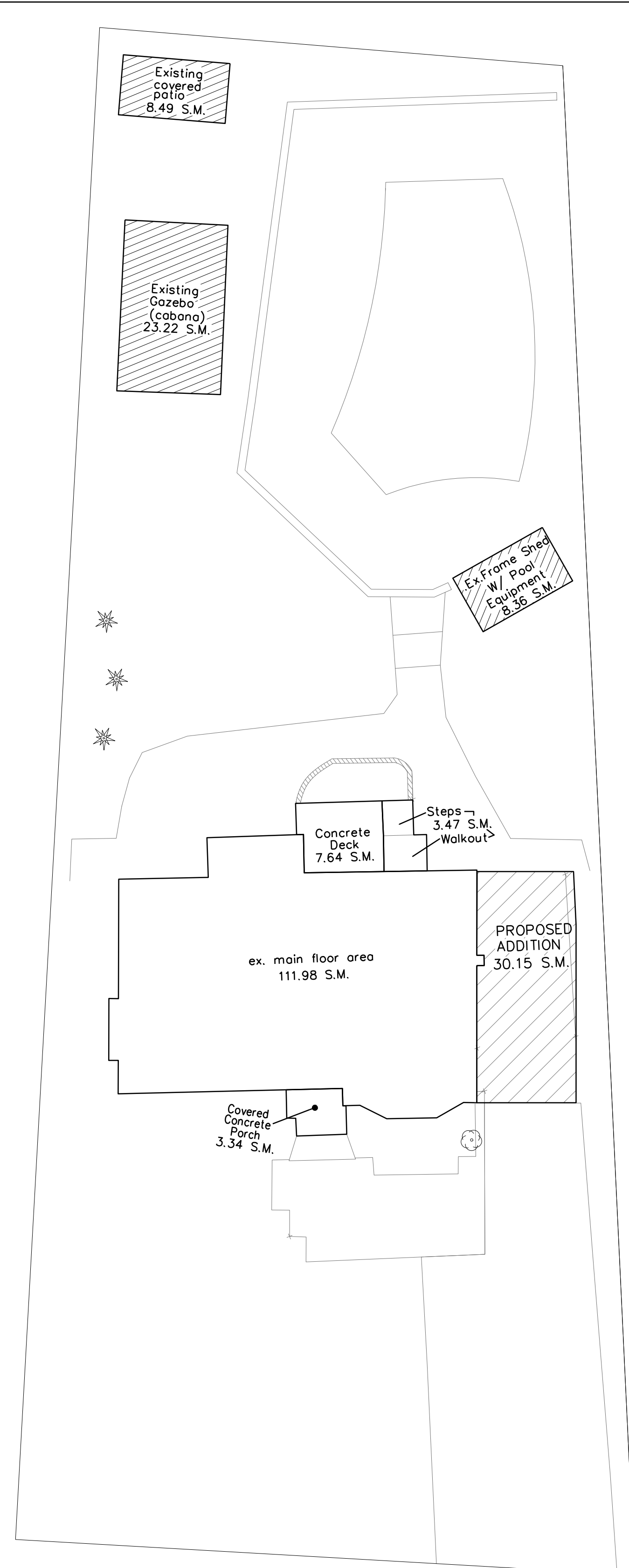
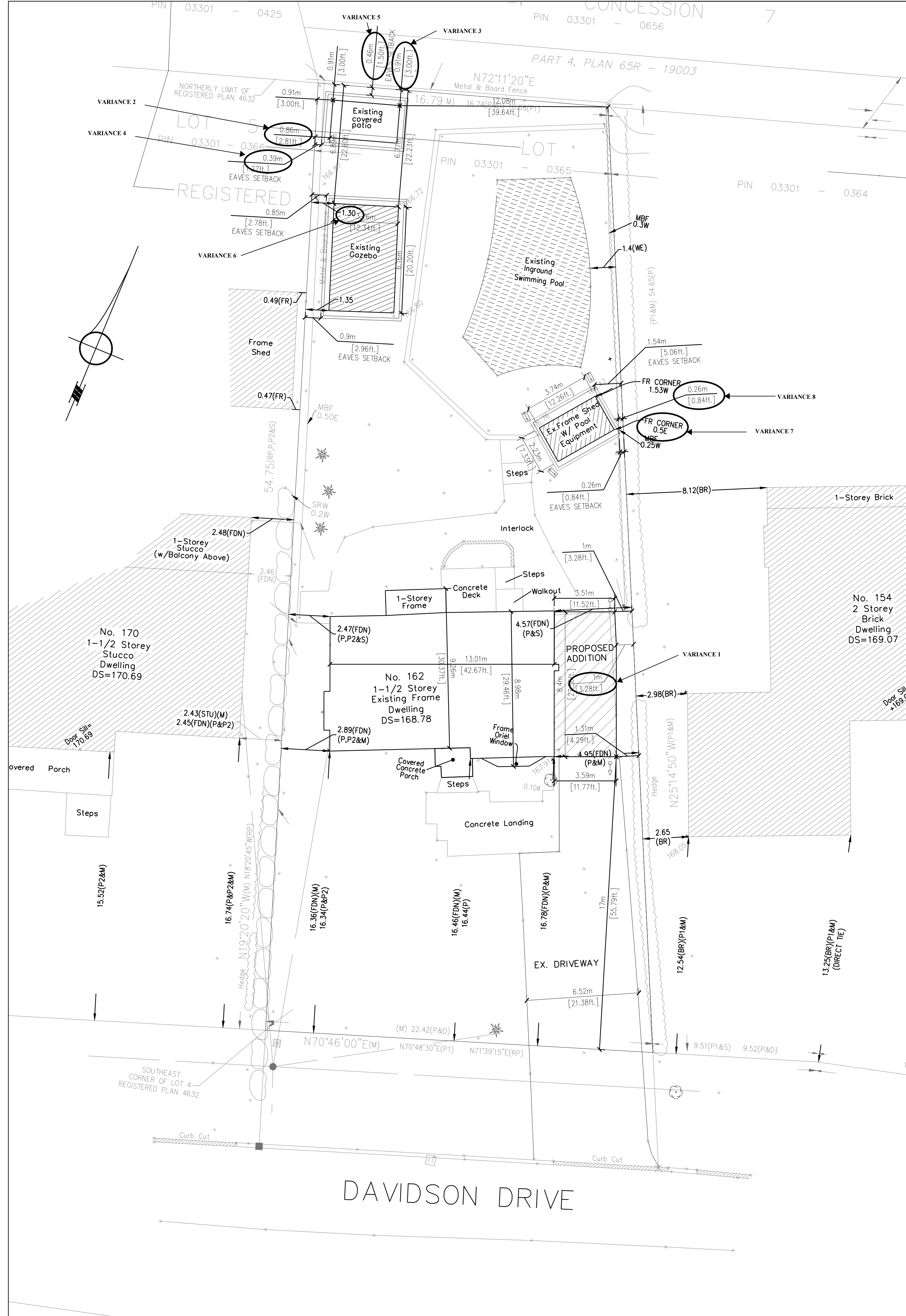
That the payment of Special Area Development charge, if required, is payable to the City of Vaughan before issuance of a building permit in accordance with the Development Charges Act and The City's Development Charge By-law in effect at the time of Building permit issuance to the satisfaction of the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



Scale: 1: 3,675



○ SITE PLAN - COVERAGE

RECEIVED
By Christine Vigneault at 9:26 am, Oct 15, 2024

SCOPE OF WORK

PROPOSED GARAGE ADDITION + CABANA

PROP. SITE STATISTICS

	METRIC	IMPERIAL
LOT AREA	1078.35 S.M.	11607.27 S.F.
EX. MAIN FLOOR AREA	111.98 S.M.	1205.34 S.F.
EX. GFA	111.98 S.M.	1205.34 S.F.
EX. COVERED PORCH(FRONT)	3.34 S.M.	35.92 S.F.
EX. POOL EQUIPMENT SHED AREA	8.36 S.M.	89.95 S.F.
EX. CABANA AREA	23.22 S.M.	249.91 S.F.
EX. COVERED PATIO	8.49 S.M.	91.38 S.F.
EX. CONC. DECK AREA	7.64 S.M.	82.22 S.F.
EX. WALKOUT + STEPS	3.47 S.M.	37.39 S.F.
NEW GARAGE AREA	30.15 S.M.	324.55 S.F.

ZONING INFORMATION

ZONE	ZONING	PROPOSED
LOT AREA	420 S.M.	
FRONTAGE	18.00M	30.48M
FRONT YARD	4.50M	7.00M
SIDE YARD	1.20M	2.41M
SIDE YARD	1.20M	2.46M
REAR YARD	7.50M	8.54M
COVERAGE*	40%	18.23%

*REFER TO COVERAGE CALCULATIONS

COVERAGE CALCULATIONS

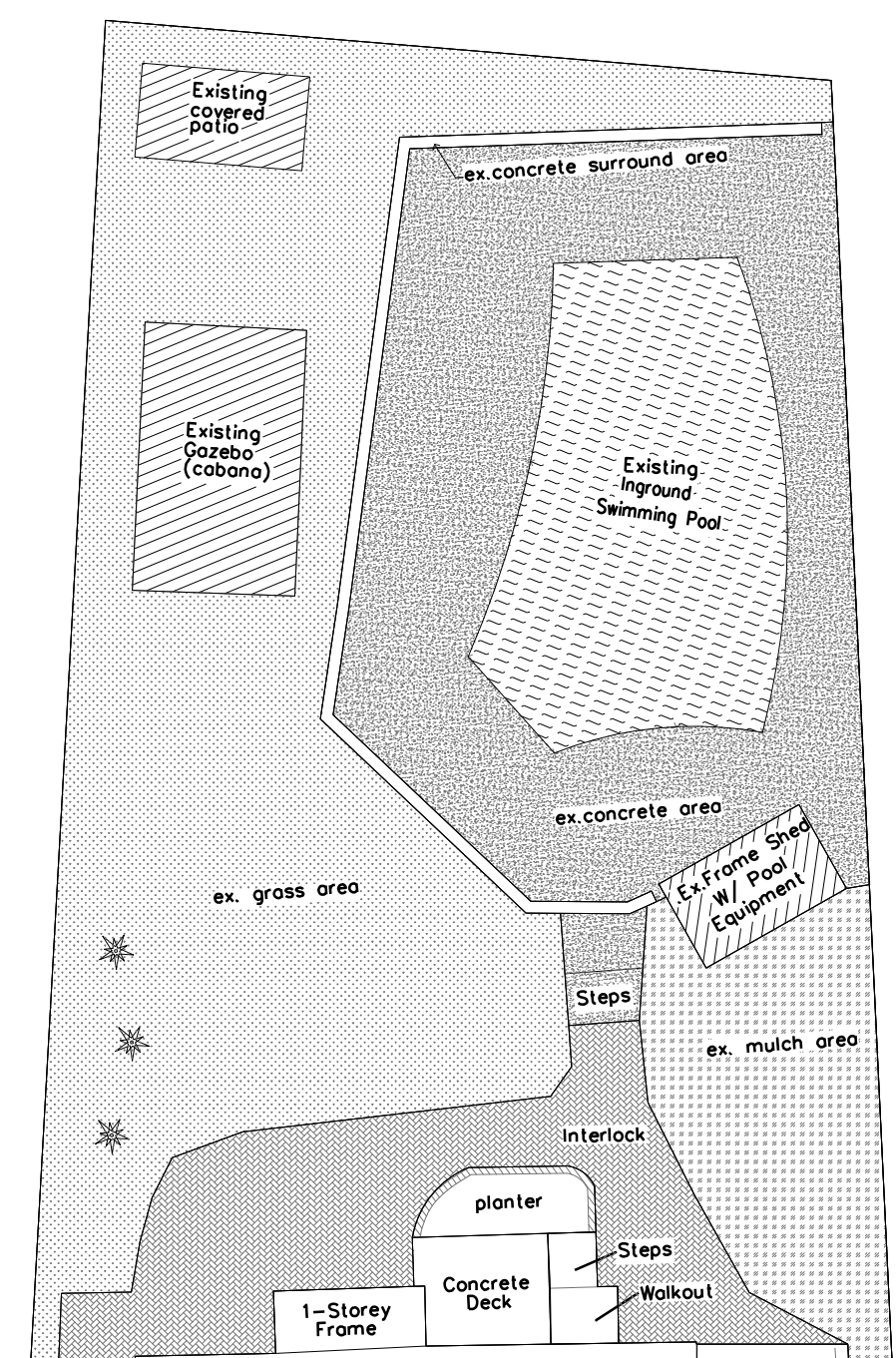
EX. MAIN FLOOR AREA(10.38%)	111.98 S.M.	1205.34 S.F.
EX. COVERED PORCH(FRONT)(0.31%)	3.34 S.M.	35.92 S.F.
POOL EQUIPMENT SHED AREA(0.77%)	8.36 S.M.	89.95 S.F.
CABANA AREA(2.15%)	23.22 S.M.	249.91 S.F.
EX. COVERED PATIO(0.78%)	8.49 S.M.	91.38 S.F.
EX. CONC. DECK AREA(0.71%)	7.64 S.M.	82.22 S.F.
EX. WALKOUT + STEPS(0.32)	3.47 S.M.	37.39 S.F.
NEW GARAGE AREA(2.81%)	30.15 S.M.	324.55 S.F.
TOTAL COVERAGE(18.23%)	196.65 S.M.	2116.66 S.F.

REAR YARD LANDSCAPING

	METRIC	IMPERIAL
REAR YARD AREA	549.54 S.M.	5915.20 S.F.
EX. CONC. DECK AREA	7.64 S.M.	82.22 S.F.
EX. WALKOUT + STEPS	3.47 S.M.	37.39 S.F.
EX. POOL AREA	64.43 S.M.	693.47 S.F.
EX. POOL EQUIPMENT SHED AREA	8.36 S.M.	89.95 S.F.
EX. CABANA AREA	23.22 S.M.	249.91 S.F.
EX. COVERED PATIO	8.49 S.M.	91.38 S.F.
EX. CONC STEPS	4.63 S.M.	49.80 S.F.
EX. PLANTER + WALL AREA*	5.88 S.M.	63.27 S.F.
EX. INTERLOCK STONE AREA	56.13 S.M.	604.20 S.F.
EX. CONCRETE AREA	119.29 S.M.	1284 S.F.
EX. CONC. SURROUND AREA	8.96 S.M.	96.43 S.F.
EX. GRASS AREA*	193.72 S.M.	2085.20 S.F.
EX. MULCH AREA*	45.36 S.M.	488.20 S.F.
*TOTAL SOFTSCAPE AREA	244.96 S.M.	2636.73 S.M.

LANDSCAPE AREA REQUIREMENTS

549.54 S.M. - 135 S.M. = 414.54 S.M.
414.54 S.M. X 60% = 248.72 S.M.(MIN. SOFT LANDSCAPE AREA)



NOTES

THIS DRAWING, AS AN INSTRUMENT OF SERVICE, IS PROVIDED BY AND IS THE PROPERTY OF THE DESIGNER. THE CONTRACTOR MUST VERIFY AND ACCEPT RESPONSIBILITY FOR ALL DIMENSIONS AND CONDITIONS ON SITE AND NOTIFY THE DESIGNER OF ANY VARIATIONS FROM THE SUPPLIED INFORMATION. THE DESIGNER IS NOT RESPONSIBLE FOR THE ACCURACY OF SURVEY, STRUCTURAL, MECHANICAL, ELECTRICAL INFORMATION SHOWN ON THIS DRAWING. REFER TO THE APPROPRIATE ENGINEERING DRAWINGS (I.E. FLOOR LAYOUT, TRUSS LAYOUT) BEFORE PROCEEDING WITH THE WORK. CONSTRUCTION MUST CONFORM TO ALL APPLICABLE CODES AND REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION.

DRAWINGS SHALL NOT BE SCALED. THESE DRAWINGS SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNTIL THE REQUIRED BUILDING PERMITS HAVE BEEN ISSUED.

No.	DATE:	REVISION
1	JAN. 15, 2024	CLIENT REVIEW

SEALS

SCHILLERCO

340 CHURCH ST.,
OAKVILLE ON, L6J 1P1
PHONE: 905-822-1666
EMAIL: TRAVIS@SCHILLERCO.CA

CLIENT

PRIVATE RESIDENCE

PROJECT

162 DAVIDSON DRIVE,
VAUGHAN, ON.

PAGE

GARAGE DRAWINGS

APPROVED BY:	TS
DATE:	JAN. 2024
PROJECT No.	2021SE175

A0.1

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

Internal Departments <small>*Comments Received</small>	Conditions Required		Nature of Comments
Building Standards (Zoning)	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	General Comments
Development Planning	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Recommend Approval 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 checked="" type="checkbox"/>	No <input checked="" type="checkbox"/>	General Comments

Date: August 6th 2024

Attention: **Christine Vigneault**

RE: Request for Comments

File No.: **A109-24**

Related Files:

Applicant Schillerco Ltd.

Location 162 Davidson Drive

COMMENTS:

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

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

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

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

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

References:

- Ontario Electrical Safety Code, latest edition (Clearance of Conductors from Buildings)
- Ontario Health and Safety Act, latest edition (Construction Protection)
- Ontario Building Code, latest edition (Clearance to Buildings)
- PowerStream(Construction Standard 03-1, 03-4, 03-9), attached
- Canadian Standards Association, latest edition (Basic Clearances)

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

Stephen Cranley, C.E.T

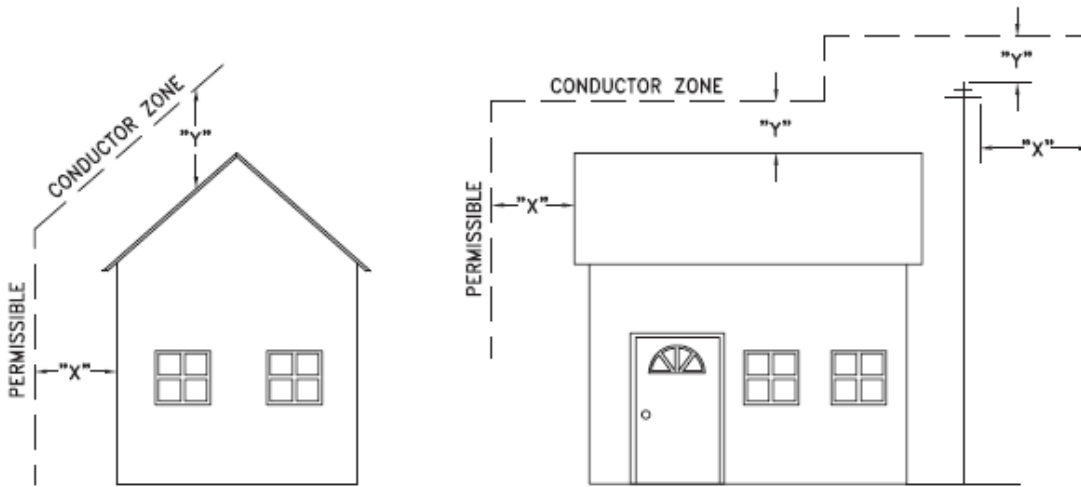
Mitchell Penner

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

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

E-mail: stephen.cranley@alectrautilities.com

Email: Mitchell.Penner@alectrautilities.com



VOLTAGE	MINIMUM HORIZONTAL CLEARNACE UNDER MAXIMUM SWING CONDITIONS DIMENSION "X" (SEE NOTES 1, 3 & 4)	MINIMUM VERTICAL CLEARANCE UNDER MAXIMUM DESIGN SAG CONDITIONS DIMENSION "Y" (SEE NOTES 1, 2, 4 & 5)
0-600V AND NEUTRAL	100cm	250cm
4.16/2.4 TO 44kV	300cm	480cm

NOTES

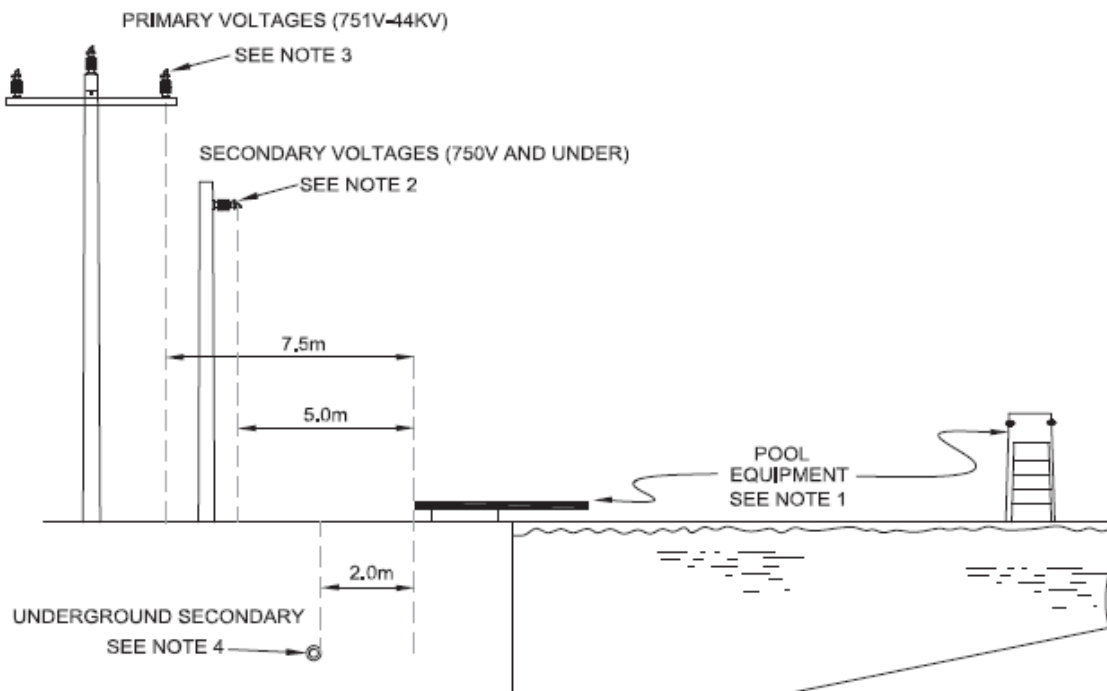
1. UNDER NO CIRCUMSTANCES SHALL A CONDUCTOR BE PERMITTED TO PENETRATE THE ENVELOPE SHOWN BY THE DOTTED LINE.
2. THE VERTICAL CLEARANCES ARE UNDER CONDITIONS OF MAXIMUM DESIGN SAG.
3. THE HORIZONTAL CLEARANCES ARE UNDER CONDITIONS OF MAXIMUM SWING. WHERE THE CONDUCTOR SWING IS NOT KNOWN A HORIZONTAL CLEARANCE OF 480CM SHALL BE USED.
4. BUILDINGS THAT EXCEED 3 STOREYS OR 15M IN HEIGHT, THE MINIMUM HORIZONTAL CLEARANCE OF THE SECONDARY CONDUCTORS SHOULD BE INCREASED TO 300cm WHERE IT IS NECESSARY TO ALLOW FOR THE RAISING OF LADDERS BY LOCAL FIRE DEPARTMENTS.
5. IN SITUATIONS SUCH AS MULTI-LEVEL GARAGES, WHERE ROOFS ARE NORMALLY USED BY PERSONS AND VEHICLES, THE VERTICAL CLEARANCES OF POWERSTREAM STANDARD 03-1 SHALL APPLY.
6. DISTRIBUTION LINES CONSTRUCTED NEAR BUILDINGS SHALL BE BUILT TO AVOID OVERHANG WHEREVER POSSIBLE. WHERE LINES MUST BE CONSTRUCTED OVER OR ADJACENT TO BUILDINGS THE APPLICABLE HORIZONTAL AND VERTICAL CLEARANCES SHALL BE AT CONDITIONS OF MAXIMUM CONDUCTOR SWING AND MAXIMUM SAG. THE ABOVE CLEARANCES ARE DESIGNED TO PREVENT PERSONS ON OR IN BUILDINGS AS WELL AS EXTERNAL MACHINERY USED IN CONJUNCTION WITH A BUILDING TO COME IN CONTACT WITH CONDUCTORS. EFFORTS SHOULD BE MADE TO INCREASE THESE CLEARANCES WHERE POSSIBLE.
7. ALL CLEARANCES ARE IN ACCORDANCE TO CSA C22.3 NO.1-06 (TABLE-9).

METRIC	IMPERIAL (APPROX)
480cm	16'-0"
300cm	10'-0"
250cm	8'-4"
100cm	3'-4"

MINIMUM VERTICAL & HORIZONTAL CLEARANCES OF CONDUCTORS FROM BUILDINGS OR OTHER PERMANENT STRUCTURES (CONDUCTORS NOT ATTACHED TO BUILDINGS)

Certificate of Approval
This construction Standard meets the safety requirements of Section 4 of Regulation 22/04
Debbie Dadwani, P.Eng. 2010-MAY-05
Name Date
P.Eng. Approval By: D. Dadwani

ORIGINAL ISSUE DATE: 2010-MAY-05 REVISION NO: REVISION DATE:
PS\System Planning and Standards\Standard Design\PowerStream Standards\PowerStream Standards working folder\Section 23-4\DWG 03-4 R0 May 5, 2010.dwg, 5/5/2010 9:22:02 AM, Adobe PDF



NOTES:

1. ANY STRUCTURE WITHIN 5.0 METRES OF POOL EDGE SHALL BE CONSIDERED PART OF THE POOL.
2. THERE SHALL NOT BE ANY OVERHEAD SECONDARY OR COMMUNICATION WIRING (750V OR LESS) ABOVE THE POOL, AND ABOVE OTHER ELEVATED SURFACES ASSOCIATED WITH THE POOL, INCLUDING BUT NOT RESTRICTED TO A DIVING STRUCTURE, SLIDE, SWINGS, OBSERVATION STAND, TOWER OR PLATFORM, OR ABOVE THE ADJACENT AREA EXTENDING 5.0M HORIZONTALLY FROM THE POOL EDGE.
3. THERE SHALL NOT BE ANY OVERHEAD PRIMARY WIRING (751V - 44KV) ABOVE THE POOL AND OTHER ELEVATED SURFACES ASSOCIATED WITH THE POOL, OR ABOVE THE ADJACENT AREA EXTENDING 7.5M HORIZONTALLY FROM THE POOL EDGE.
4. ANY UNDERGROUND CONDUCTORS SHALL BE 2.0M AWAY FROM POOL EDGE IN DUCT WITH NON-CONDUCTING JACKET. FOR DEPTH AND DUCT DETAILS REFER TO FIGURE 3 IN 25-100 FOR 200A SERVICE AND 25-101 FOR 400A SERVICE RESPECTIVELY, AS PER POWERSTREAM SERVICE DESIGN SPECIFICATIONS.
5. THESE DIMENSIONS APPLY TO ALL SIDES OF THE POOL.

CONVERSION TABLE	
METRIC	IMPERIAL (APPROX.)
7.5m	24'-6"
5.0m	16'-3"
2.0m	6'-6"

REFERENCES

FIGURE 3, 25-100	SECTION 25
FIGURE 3, 25-101	SECTION 25

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

MINIMUM CLEARANCES FOR CONDUCTORS ADJACENT TO SWIMMING POOLS

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

To: Committee of Adjustment
From: Sean Fitzpatrick, Building Standards Department
Date: October 23, 2024
Applicant: Schillerco Ltd.
Location: 162 Davidson Drive
PLAN RP4632 Part of Lot 4
File No.(s): A109/24

Zoning Classification:

The subject lands are zoned R1A (EN) – Density Residential Zone (Established Neighbourhood) and subject to the provisions of Exception 14.983 under Zoning By-law 001-2021, as amended.

#	Zoning By-law 001-2021	Variance requested
1	The required minimum interior side yard shall be 1.5 metres. [7.2.2 Table 7-3]	To permit a minimum interior side yard of 1.0 metres (East attached garage).
2	A residential accessory structure with a height greater than 2.8 m shall not be located closer than 2.4 m to any lot line. [4.1.2]	To permit a residential accessory structure (covered patio) with a height greater than 2.8 metres to not be located closer than 0.86 metres from the interior side lot line (West).
3	A residential accessory structure with a height greater than 2.8 m shall not be located closer than 2.4 m to any lot line. [4.1.2]	To permit a residential accessory structure (covered patio) with a height greater than 2.8 metres to not be located closer than 0.91 metres from the rear lot line.
4	A minimum distance of 0.6 m shall be required from any permitted encroachment to the nearest lot line. [4.13]	To permit a minimum distance of 0.39 metres from the eave's projection to the interior side lot line (Covered patio West).
5	A minimum distance of 0.6 m shall be required from any permitted encroachment to the nearest lot line. [4.13]	To permit a minimum distance of 0.46 metres to the eave's projection from the interior rear lot line (Covered patio Rear).
6	A residential accessory structure with a height greater than 2.8 m shall not be located closer than 2.4 m to any lot line. [4.1.2.]	To permit a residential accessory structure (Gazebo) with a height greater than 2.8 metres to not be located closer than 1.3 metres to from the interior side lot line (West).
7	A residential accessory structure shall not be located closer than 0.6 m to any lot line. [4.1.2]	To permit a residential accessory structure (pool equipment shed) to be located no closer than 0.5 metres to from the interior side lot line (East).
8	A minimum distance of 0.6 m shall be required from any permitted encroachment to the nearest lot line. [4.13]	To permit a minimum distance of 0.26 metres from the eave's projection to the interior side lot line (Pool equipment shed).

Staff Comments:**Stop Work Order(s) and Order(s) to Comply:**

There are no outstanding Orders on file

Building Permit(s) Issued:

Building Permit No. 24-107608 for Single Detached Dwelling - Addition, Issue Date: (Not Yet Issued)

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: October 23, 2024
Name of Owner: Anthony Macri
Location: 162 Davidson Drive
File No.(s): A109/24

Proposed Variance(s):

1. To permit an eastern minimum interior side yard of **1.0 m** (attached garage).
2. To permit a residential accessory structure (shed) with a height greater than 2.8 m to not be located closer than **0.86 m** from the west interior side lot line.
3. To permit a residential accessory structure (shed) with a height greater than 2.8 m to not be located closer than **0.91 m** from the rear lot line.
4. To permit a minimum distance of **0.39 m** from the shed's eave projection to the west interior side lot line.
5. To permit a minimum distance of **0.46 m** to the shed's eave projection from the rear lot line
6. To permit a residential accessory structure (cabana) with a height greater than 2.8 m to not be located closer than **1.3 m** to from the west interior side lot line.
7. To permit a residential accessory structure (pool equipment shed) to be located no closer than **0.5 m** to from the east interior side lot line.
8. To permit a minimum distance of **0.26 m** from the pool equipment shed's eave projection to the east interior side lot line.

By-Law 001-2021 Requirement(s):

1. The required minimum interior side yard shall be **1.5 m**.
2. A residential accessory structure with a height greater than 2.8 m shall not be located closer than **2.4 m** to any lot line.
3. A residential accessory structure with a height greater than 2.8 m shall not be located closer than **2.4 m** to any lot line.
4. A minimum distance of **0.6 m** shall be required from any permitted encroachment to the nearest lot line
5. A minimum distance of **0.6 m** shall be required from any permitted encroachment to the nearest lot line.
6. A residential accessory structure with a height greater than 2.8 m shall not be located closer than **2.4 m** to any lot line.
7. A residential accessory structure shall not be located closer than **0.6 m** to any lot line.
8. A minimum distance of **0.6 m** shall be required from any permitted encroachment to the nearest lot line.

Official Plan:

Vaughan Official Plan 2010 ('VOP 2010'): "Low-Rise Residential" by Volume 2, Section 11.11 – Woodbridge Centre Secondary Plan.

Comments:

The Owner is seeking relief to permit an easterly single-car garage addition to the existing dwelling, as well as to recognize three (3) separate residential accessory structures in the rear yard: a shed (labeled on the site plan as 'covered patio'), a cabana (labeled on the site plan as 'gazebo'), and a pool equipment storage shed, with the above-noted variances.

The Development Planning Department has no objection to Variance 1 for the proposed reduced minimum interior side yard to accommodate a one-storey addition to the east of the existing dwelling. The proposed flat-roof single-storey garage addition, at 3.38 m tall, is modest in height in relation to the existing pitched roof 1.5 storey dwelling, the highest point of which is approximately 6.15 m tall. The proposed addition, which would accommodate a single vehicle, is in-line with the abutting north and south walls of the existing dwelling. The driveway currently extends up into the east interior side yard and is used to part a vehicle. The garage will further formalize the vehicle parking on this portion

of the property. Unlike most other properties on Davidson Drive, 162 Davidson Drive does not currently have a garage. The addition will create a garage feature in keeping with nearly all lots along Davidson Drive. An existing Eastern White Cedar hedgerow located on the neighbouring property to the east (154 Davidson Drive) provides an adequate buffer between the two properties. Urban Design staff anticipates that the construction of the proposed addition will impact the existing hedgerow, and recommends that a consent letter from said neighbour be obtained as a condition of approval. The 1.0 m reduced setback maintains sufficient space for exterior access between the front and rear yards. Overall, the proposed 30.15 m² addition is modest in footprint and mass, is appropriately screened from the directly abutting property (152 Davidson Drive), and still provides for a functional interior side yard. The addition maintains the intent of the side yard setback provision and is desirable for the development of the land.

The Development Planning Department has no objection to Variances 2, 3, 4, and 5 for the proposed interior and rear setback reductions and increased encroachments to the shed located in the northwestern corner of the rear yard. The existing shed is walled on all sides and has a floor area of 8.49 m². The reduced minimum setbacks of 0.86 m and 0.91 m from the west interior side and rear lot lines respectively maintains sufficient space for access and maintenance. Due in large part to its modest footprint, the shed is also modest in mass. The shed has a hip roof design, which further mitigates mass. As the shed is walled on all four sides, does not contain any windows, and is located near wood privacy fences, the reduced setbacks are not anticipated to incur adverse use (privacy) or massing impacts on the abutting neighbours to the west (170 Davidson Drive) and the north (20 Lloyd Street). The parts of the eaves which project furthest towards the rear lot line and west interior side lot line are located approximately 2.27 m above ground, and are not anticipated to impede access to the rear and west interior side yards. Development Engineering staff have reviewed the shed and do not anticipate that the eave projections will incur additional stormwater drainage issues on the neighbouring properties to the west (170 Davidson Drive) and the north (20 Lloyd Street).

The Development Planning Department has no objection to Variance 6 for the proposed 1.30 m minimum setback from the cabana to the west lot line. The cabana is located in the western portion of the rear yard and south of the existing shed. The cabana has a hip roof design with a top of roof height of 3.63 m and a mean roof height of approximately 2.95 m. The cabana is fully walled on the north and west sides, and opens to the dwelling and the pool on the south and east sides. Overall, the cabana is modest in mass, and complies with maximum height and coverage provisions. The 1.30 m setback provides adequate spatial separation from the west lot line to allow for access and maintenance. As such, the cabana is not anticipated to incur adverse use (privacy) or massing impacts on the abutting neighbour to the west (170 Davidson Drive).

The Development Planning Department has no objection to Variances 7 and 8 for the proposed setback reduction and increased eave encroachment from the eastern lot line to the pool equipment storage shed located in the southeastern corner of the rear yard. The pool equipment storage shed is oriented to frame the irregularly shaped inground pool, and projects towards the east lot line at an angle. The 0.5 m interior side yard setback and 0.26 m eave projection setback are therefore only required at the southeastern corner of the shed, which is a pinch point, increasing to approximately 1.50 m and 1.55 m respectively. The shed is 2.69 m in height from the established grade, but is built into a small slope. Therefore, the height of the shed from ground level is only approximately 1.87 m at its southeastern extremity. The mass it presents towards the abutting easterly neighbour (154 Davidson Drive) is modest. An Eastern White Cedar hedgerow also exists on the neighbouring property to the east and provides adequate visual buffering to mitigate any anticipated adverse massing impacts. Development Engineering staff have reviewed the pool equipment shed and do not anticipate any adverse drainage issues to be incurred by the proposed eaves of the shed.

Accordingly, the Development Planning Department supports 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, subject to the following conditions.

Condition of Approval:

If the Committee finds merit in the application, the following condition of approval is recommended:

1. That the applicant provides a consent letter signed by the residents of 154 Davidson Drive acknowledging the potential impact on the hedge trees within proximity to the proposed garage addition, to the satisfaction of the Development Planning Department.

Comments Prepared by:

Harry Zhao, Planner 1
David Harding, Senior Planner

From: [Cameron McDonald](#)
To: [Committee of Adjustment](#)
Subject: [External] RE: A109/24 (162 Davidson Drive) - REQUEST FOR COMMENTS, CITY OF VAUGHAN
Date: Friday, August 2, 2024 1:35:22 PM
Attachments: [image002.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)



From: [Wong, Janice](#) on behalf of [Development Services](#)
To: [Christine Vigneault](#)
Cc: [Committee of Adjustment](#)
Subject: [External] RE: A109/24 (162 Davidson Drive) - REQUEST FOR COMMENTS, CITY OF VAUGHAN
Date: Friday, August 2, 2024 10:51:29 AM

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 Christine,

The Region has reviewed minor variance application A109/24 and has no comment. Please provide a copy of the notice of decision for our records.

Thanks,
Janice

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.

Janice Wong (she/her) | Planning Assistant, Development Planning | Economic and Development Services Branch, Corporate Services Department

The Regional Municipality of York | 17250 Yonge Street | Newmarket, ON L3Y 6Z1 | Janice.Wong@york.ca | york.ca

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

SCHEDULE C: PUBLIC & APPLICANT CORRESPONDENCE

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

SCHEDULE D: BACKGROUND

Hearing Date	Reason for Adjournment (to be obtained from NOD_ADJ)
N/A	N/A