

ITEM: 6.1	REPORT SUMMARY MINOR VARIANCE APPLICATION FILE NUMBER A039/24
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Report Date: November 29, 2024

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

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

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

External Agencies *Comments Received	Conditions Required		Nature of Comments
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)				
<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 (mm/dd/yyyy)	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 (i.e. Minor Variance Application; Approved by COA / OLT)
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 (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 A039/24

CITY WARD #:	4
APPLICANT:	Adam Bombini
AGENT:	None
PROPERTY:	112 Lady Jessica Drive, 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 a proposed cabana and ground mounted pool equipment on the subject land.

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

The subject lands are zoned R1 – First Density Residential Zone and subject to the provisions of Exception 14.850 under Zoning By-law 001-2021, as amended.

#	Zoning By-law 001-2021	Variance requested
1	A residential accessory structure with a height greater than 2.8m shall not be located closer than 2.4 m to any lot line. In all other cases, a residential accessory structure shall not be located closer than 0.6 m to any lot line [Section 4.1.2.b.].	To permit a residential accessory structure with the height greater than 2.8m to be located 0.9m from the interior lot line.
2	A maximum of 1.5 m encroachment into the minimum required rear yard is permitted for ground mounted pool equipment [Section 4.13, Table 4-1].	To permit a maximum encroachment of 3.30 m into the required rear yard for ground mounted pool equipment.
3	In any Residential Zone, the maximum height of an accessory building and residential accessory structure shall be 3.0 m [Section 4.1.4.].	To permit a maximum height of 3.38 m for a residential accessory structure (Cabana).

HEARING INFORMATION

DATE OF MEETING: Thursday, December 5, 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 Posted Online:	November 21, 2024
Date Applicant Confirmed Posting of Sign:	November 19, 2024
Applicant Justification for Variances: <small>*As provided in Application Form</small>	To build a 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:	
<p>Due to the postal workers' strike, residents might experience delays in receiving public hearing notices by mail. However, the Committee of Adjustment remains committed to providing public notifications of upcoming hearings as per the Planning Act and its regulations. We will continue to:</p> <ul style="list-style-type: none"> Publish hearing notices on the municipal website. Post links to agendas and application information on our webpages. Email links to hearing agendas to community associations, Councillors' offices and other contacts. Ensure a public hearing notice is posted on the property subject to an application. <p>For more information on Public Notices and to search for notices related to upcoming Council or Committee meetings, please visit: Public Notices City of Vaughan</p>	
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	
<p>As the proposed dwelling/ structure/ cabana in the subject property is ### 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 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.</p>	

DEVELOPMENT ENGINEERING

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

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.	
PFH Recommended Conditions of Approval:	None

DEVELOPMENT FINANCE

No comments received to date.	
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

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.

IMPORTANT INFORMATION

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.

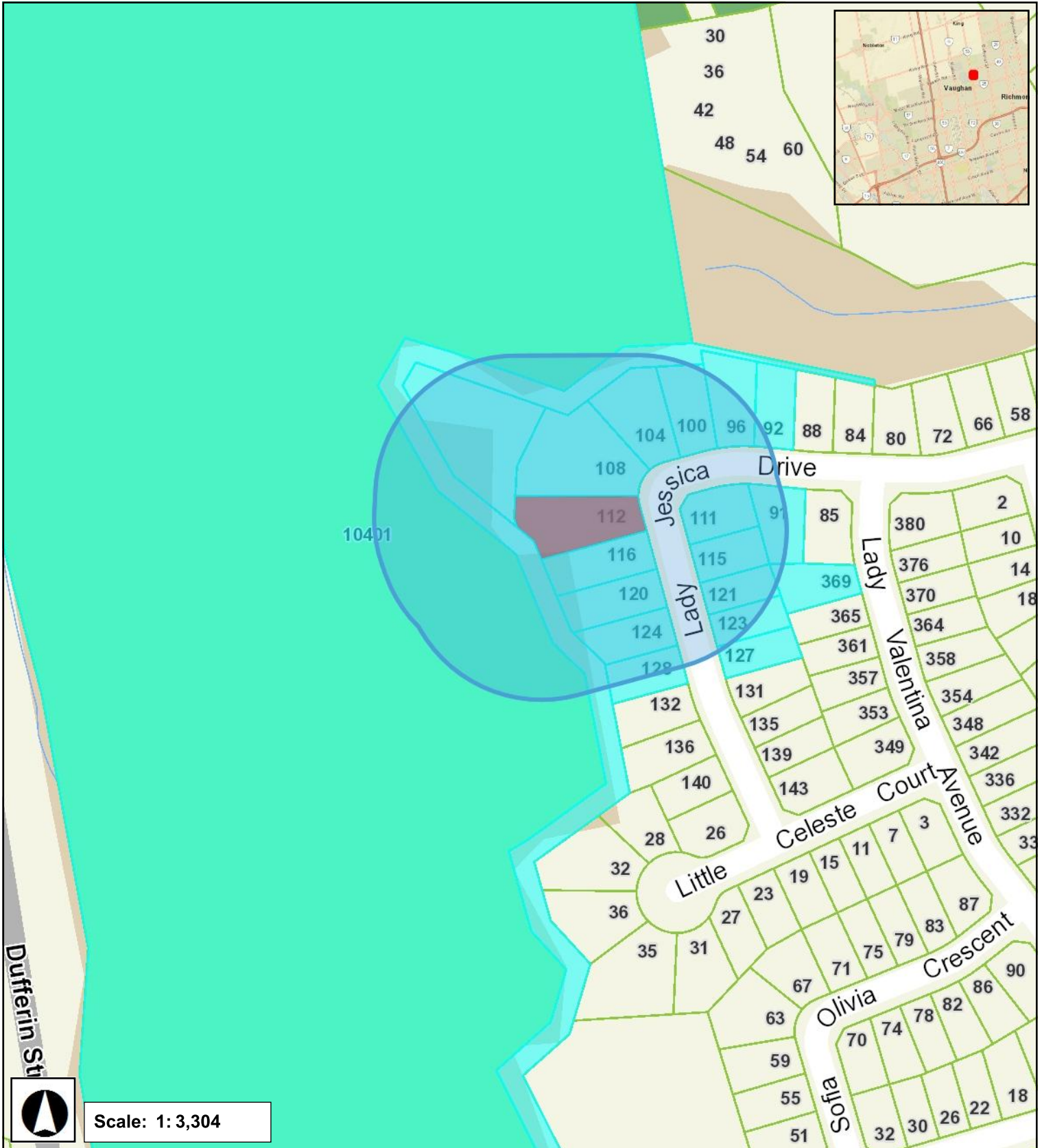
That the payment of the Education Development Charge if required, is payable to the City of Vaughan before issuance of a building permit in accordance with the Development Charges Act and the Boards of Education By-laws in effect at the time of payment

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

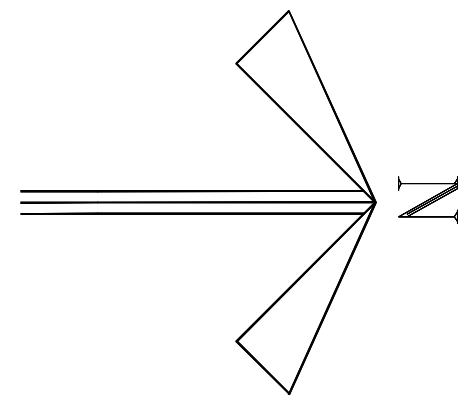
112 LADY JESSICA DRIVE, MAPLE



DESIGNER:

Certified Landscape Designer

Member Landscape Ontario



CLIENT: Adam & Melissa Bombini
112 Lady Jessica Drive
Maple, Ontario

CONTACT: Adam Bombini

PHONE #: 416-684-4012

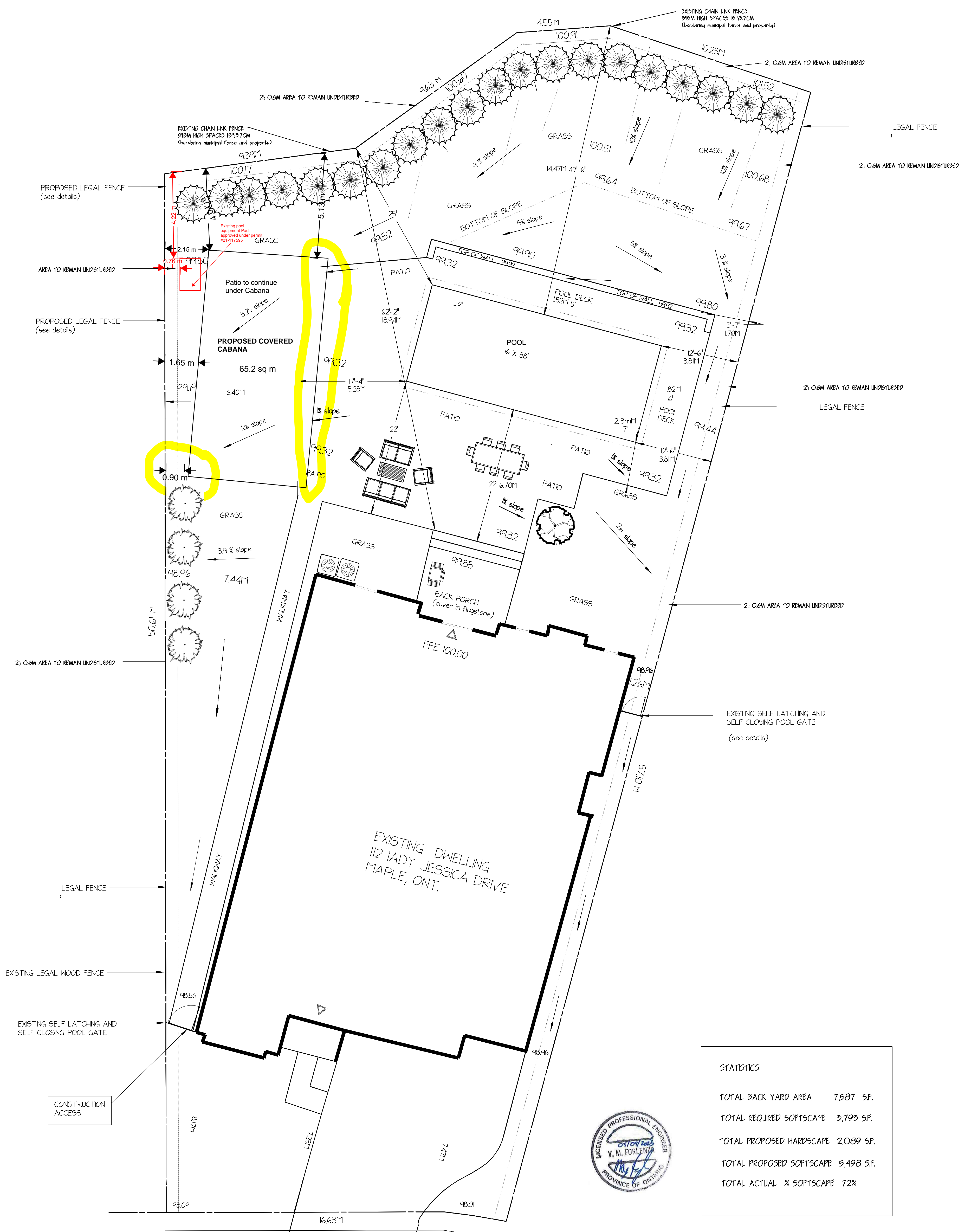
PLAN: Proposed Cabana
Grading Plan

SCALE: 1"=8'

DATE: May 18, 2023

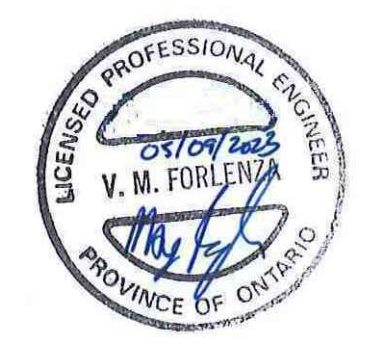
REVISIONS:

RECEIVED
By russog at 3:38 pm, Nov 20, 2024



STATISTICS

TOTAL BACK YARD AREA	7,587 SF.
TOTAL REQUIRED SOFTSCAPE	3,793 SF.
TOTAL PROPOSED HARDSCAPE	2,089 SF.
TOTAL PROPOSED SOFTSCAPE	5,498 SF.
TOTAL ACTUAL % SOFTSCAPE	72%



LADY JESSICA DRIVE

PROJECT NAME :
ADAMBOMBINI

PROPERTY OWNER :
ADAMBOMBINI

PROJECT ADDRESS :
112 LADY JESSICA DRIVE
MAPLE, ONTARIO

PROPERTY TYPE :

LOT SQ.FT. :
700_{Sq.Ft}

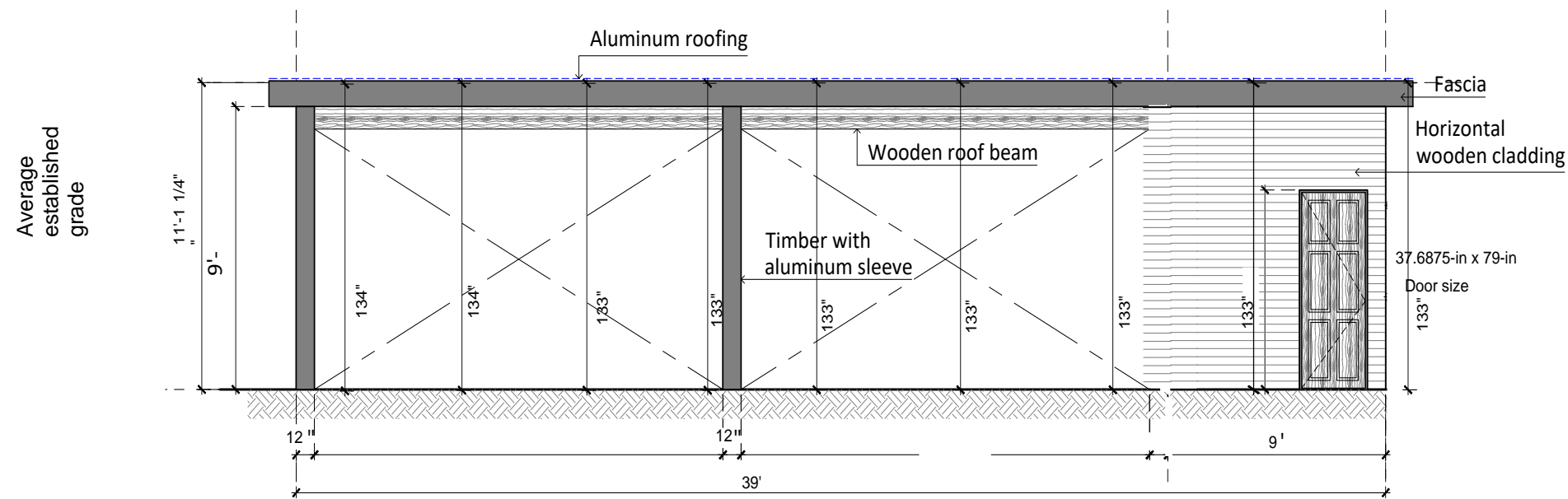
DATE :
11 MAY 2022

SCALE :
1/4" = 1'-0"

SHEET :

DRAWING NO. :

MW-02



02 ELEVATION A
SCALE : 1/4" = 1'-0"



PROJECT NAME :
ADAMBOMBINI

PROPERTY OWNER :
ADAMBOMBINI

PROJECT ADDRESS :
112 LADY JESSICA DRIVE
MAPLE, ONTARIO

PROPERTY TYPE :

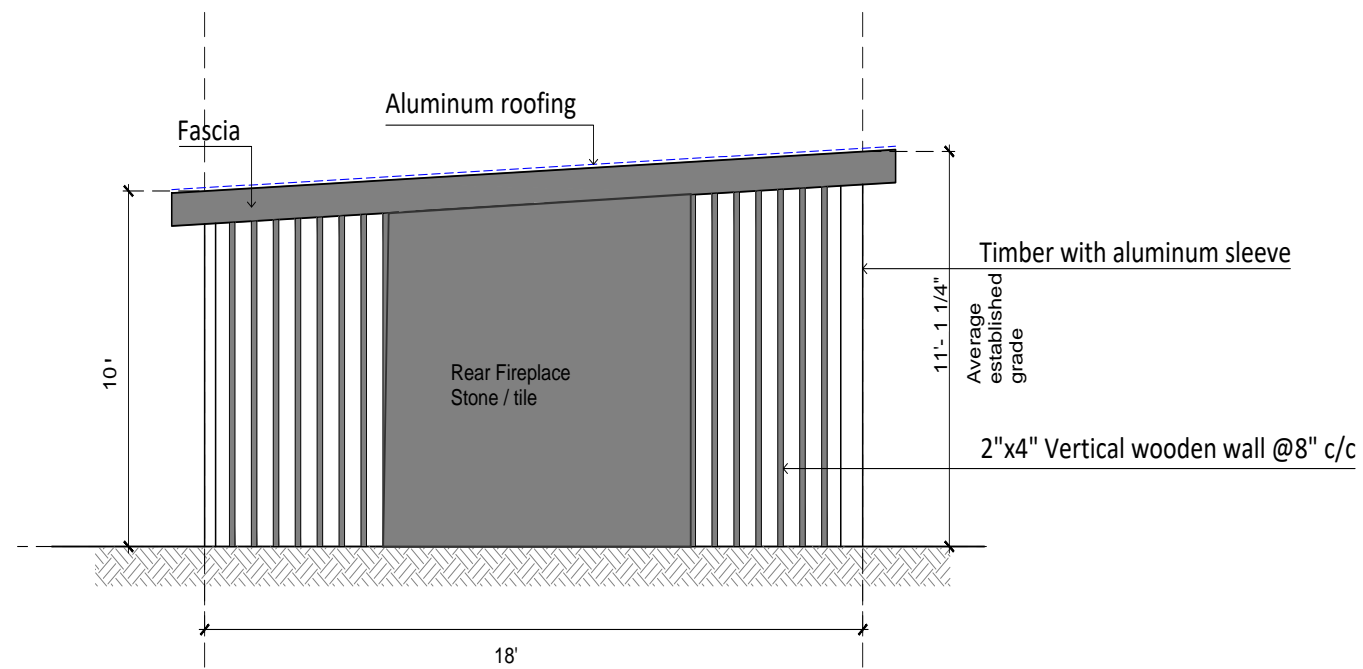
LOT SQ.FT. :
700

DATE :
11 MAY 2022

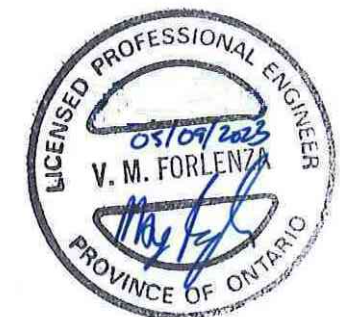
SCALE :
1/4" = 1'-0"

SHEET :

DRAWING NO. :



03 ELEVATION B
SCALE : 1/4" = 1'-0"



PROJECT NAME :
ADAMBOMBINI

PROPERTY OWNER :
ADAMBOMBINI

PROJECT ADDRESS :
112 LADY JESSICA DRIVE
MAPLE, ONTARIO

PROPERTY TYPE :

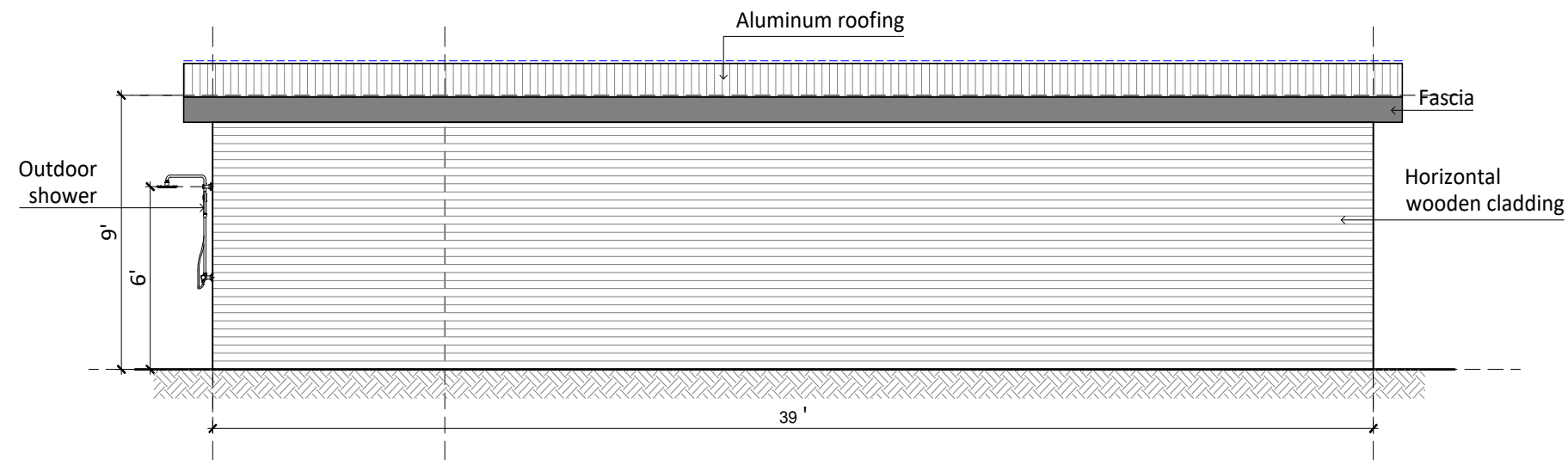
LOT SQ.FT. :
700

DATE :
11 MAY 2022

SCALE :
1/4" = 1'-0"

SHEET :

DRAWING NO. :



04 ELEVATION C
SCALE : 1/4" = 1'-0"



PROJECT NAME :
ADAMBOMBINI

PROPERTY OWNER :
ADAMBOMBINI

PROJECT ADDRESS :
112 LADY JESSICA DRIVE
MAPLE, ONTARIO

PROPERTY TYPE :

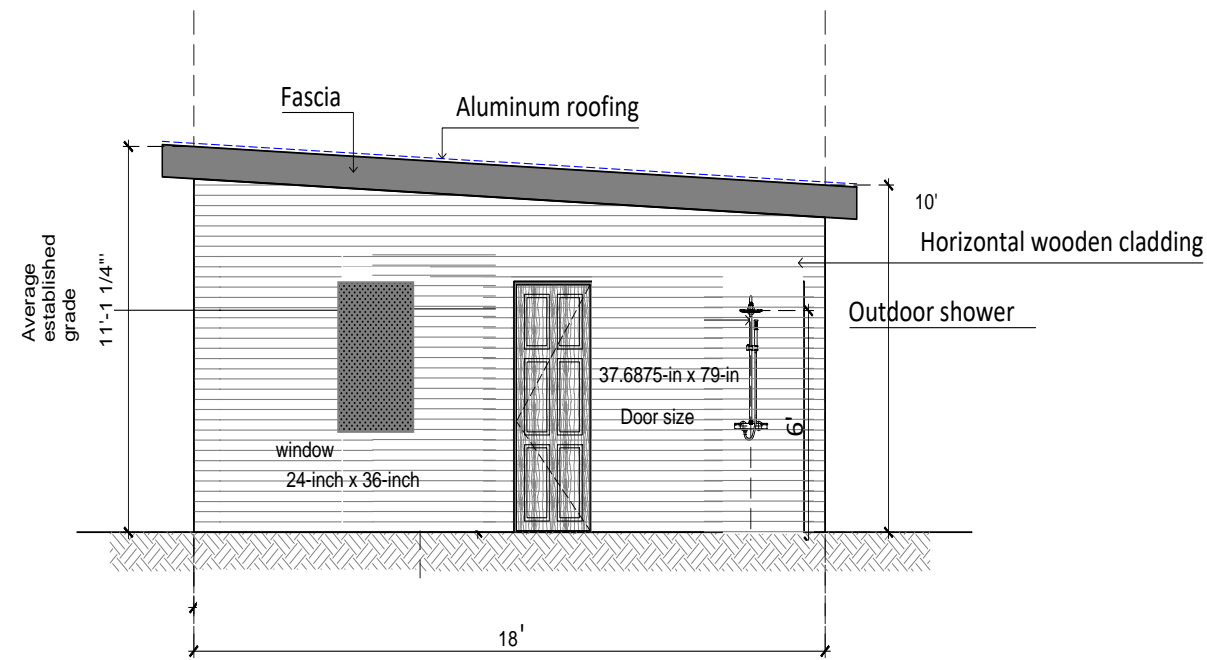
LOT SQ.FT. :
700

DATE :
11 MAY 2022

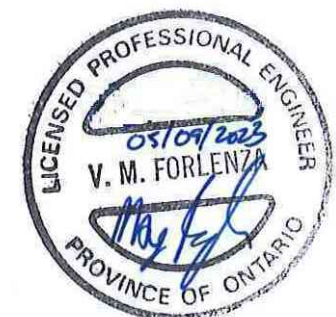
SCALE :
1/4" = 1'-0"

SHEET :

DRAWING NO. :



05 ELEVATION D
SCALE : 1/4" = 1'-0"



PROJECT NAME :
ADAMBOMBINI

PROPERTY OWNER :
ADAMBOMBINI

PROJECT ADDRESS :
112 LADY JESSICA DRIVE
MAPLE, ONTARIO

PROPERTY TYPE :

LOT SQ.FT. :
700

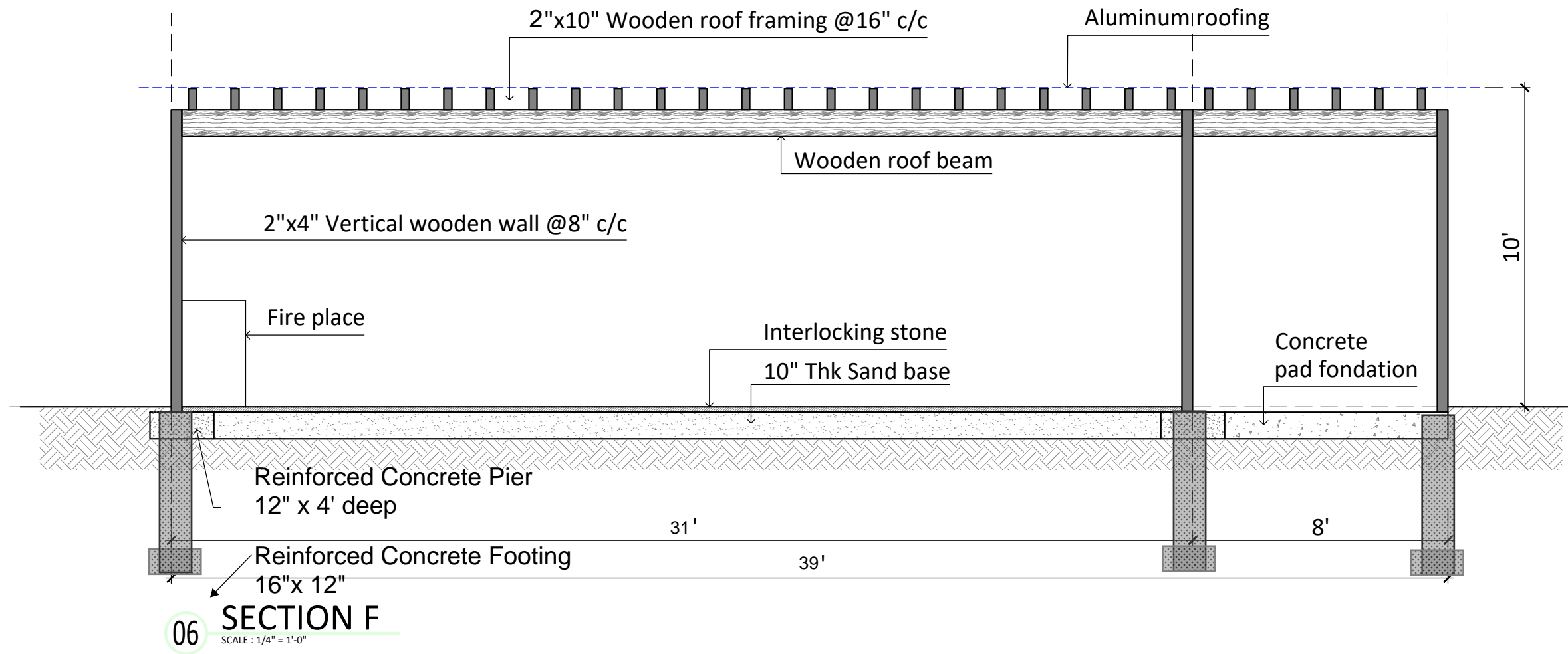
DATE :
11 MAY 2022

SCALE :
1/4" = 1'-0"

SHEET :

DRAWING NO. :

MW-06



PROJECT NAME :
ADAMBOMBINI

PROPERTY OWNER :
ADAMBOMBINI

PROJECT ADDRESS :
112 LADY JESSICA DRIVE
MAPLE, ONTARIO

PROPERTY TYPE :

LOT SQ.FT. :
700sq.Ft

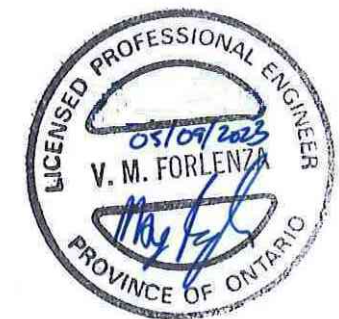
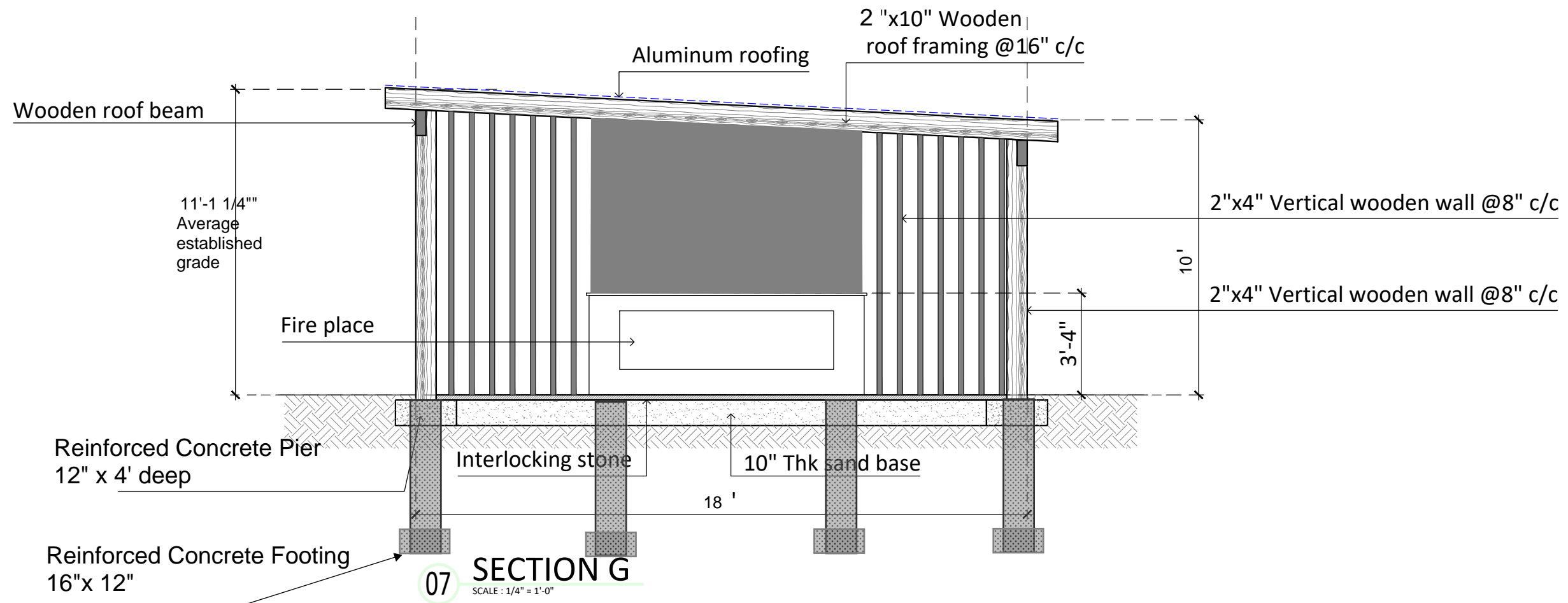
DATE :
11 MAY 2022

SCALE :
1/4" = 1'-0"

SHEET :

DRAWING NO. :

MW-07



PROJECT NAME :
ADAMBOMBINI

PROPERTY OWNER :
ADAMBOMBINI

PROJECT ADDRESS :
112 LADY JESSICA DRIVE
MAPLE, ONTARIO

PROPERTY TYPE :

LOT SQ.FT. :

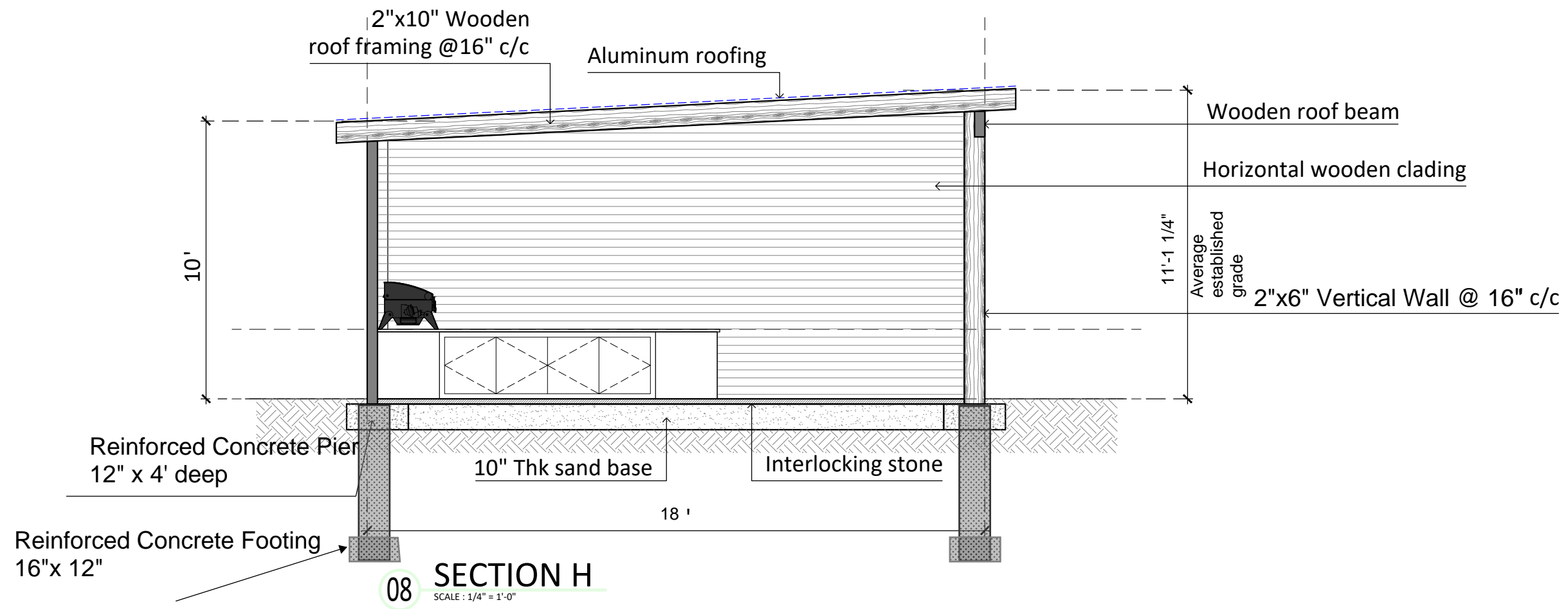
DATE :
11 MAY 2022

SCALE :
1/4" = 1'-0"

SHEET :

DRAWING NO. :

MW-08



PROJECT NAME :
ADAMBOMBINI

PROPERTY OWNER :
ADAMBOMBINI

PROJECT ADDRESS :
112 LADY JESSICA DRIVE
MAPLE, ONTARIO

PROPERTY TYPE :

LOT SQ.FT :

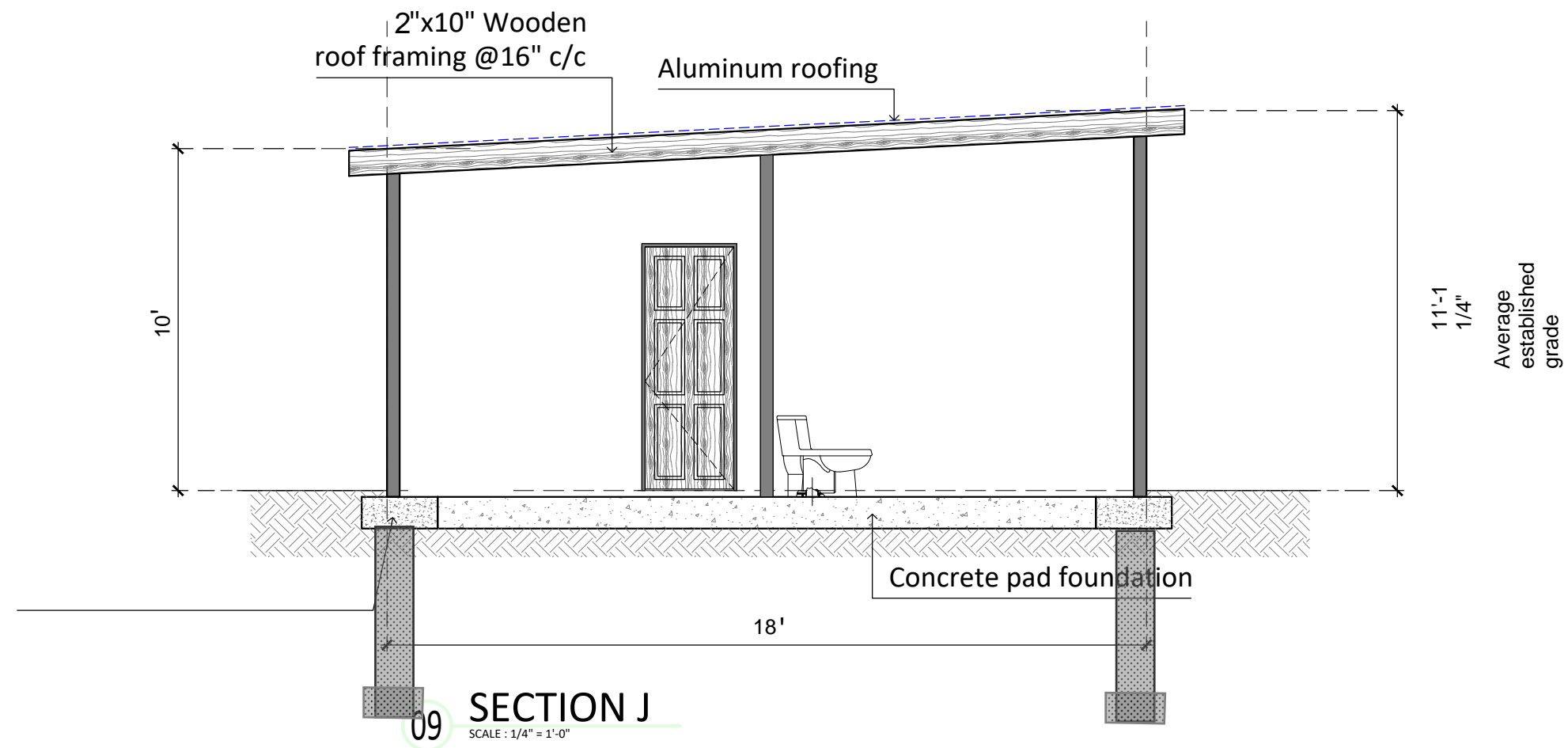
DATE :
11 MAY 2022

SCALE :
1/4" = 1'-0"

SHEET :

DRAWING NO :

MW-09



PROJECT NAME :
ADAMBOMBINI

PROPERTY OWNER :
ADAMBOMBINI

PROJECT ADDRESS :
112 LADY JESSICA DRIVE
MAPLE, ONTARIO

PROPERTY TYPE :

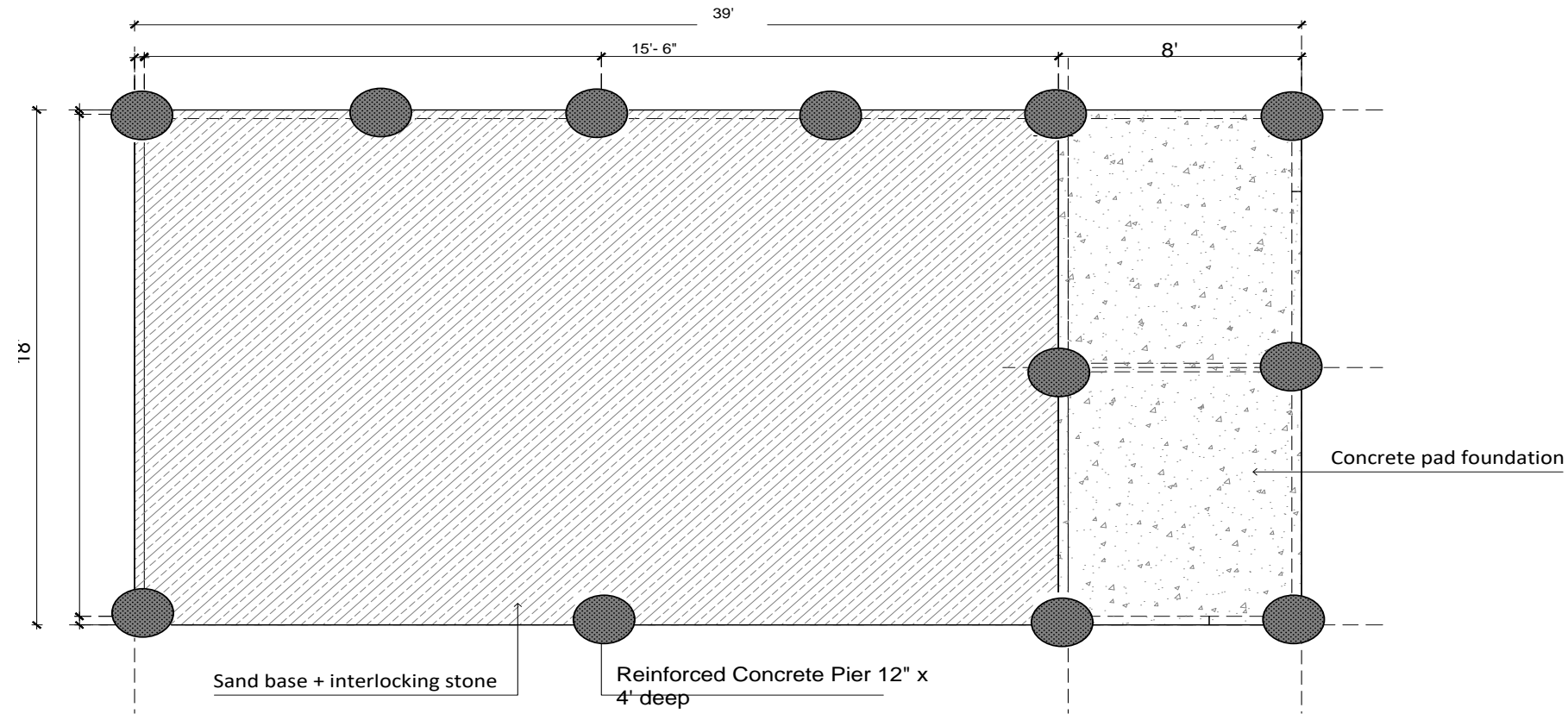
LOT SQ.FT :

DATE :
11 MAY 2022

SCALE :
1/4" = 1'-0"

SHEET :

DRAWING NO :



10 FOUNDATION PLAN
SCALE : 1/4" = 1'-0"

Reinforced Concrete Footing
16"x 12"



PROJECT NAME :
ADAMBOMBINI

PROPERTY OWNER :
ADAMBOMBINI

PROJECT ADDRESS :
112 LADY JESSICA DRIVE
MAPLE, ONTARIO

PROPERTY TYPE :

LOT SQ.FT. :

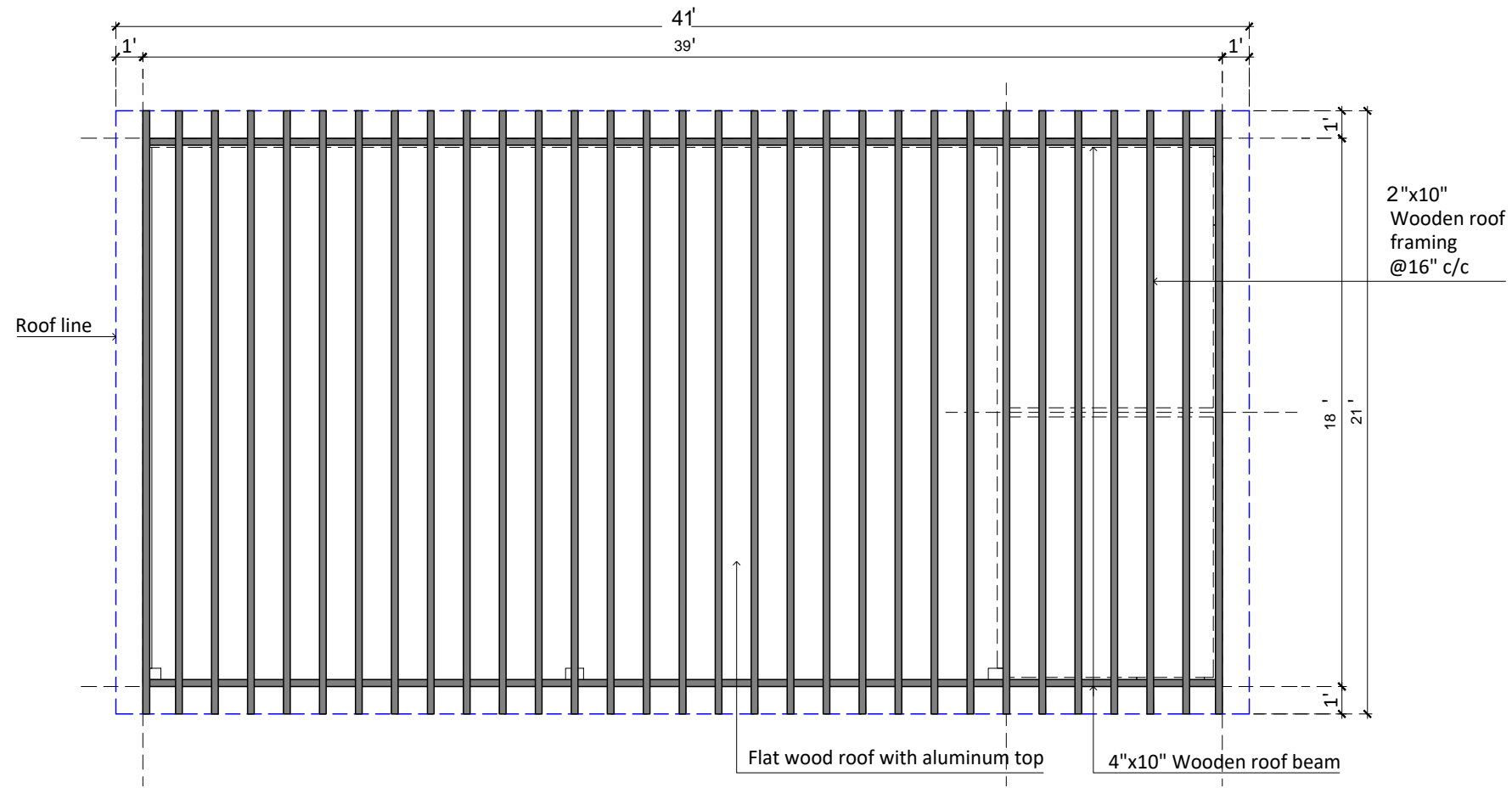
DATE :
11 MAY 2022

SCALE :
1/4" = 1'-0"

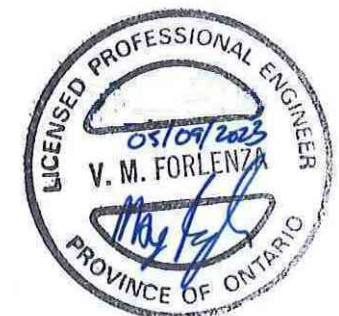
SHEET :

DRAWING NO. :

MW-11



11 ROOF FRAMING PLAN
SCALE : 1/4" = 1'-0"



**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
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:

November 7th 2024

Attention:

Christine Vigneault

RE:

Request for Comments

File No.:

A039-24

Related Files:

Applicant

Adam Bombini

Location

112 Lady Jessica 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

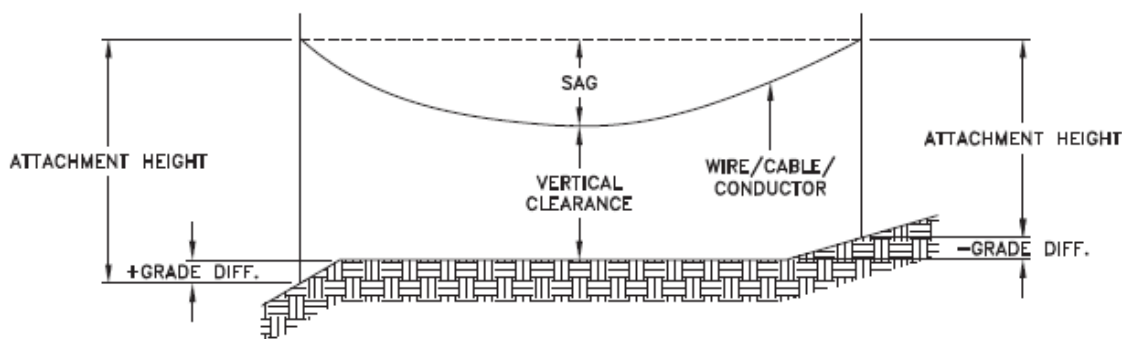
Supervisor, Distribution Design, ICI & Layouts (North)
Phone: 1-877-963-6900 ext. 31297

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

E-mail: stephen.cranley@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

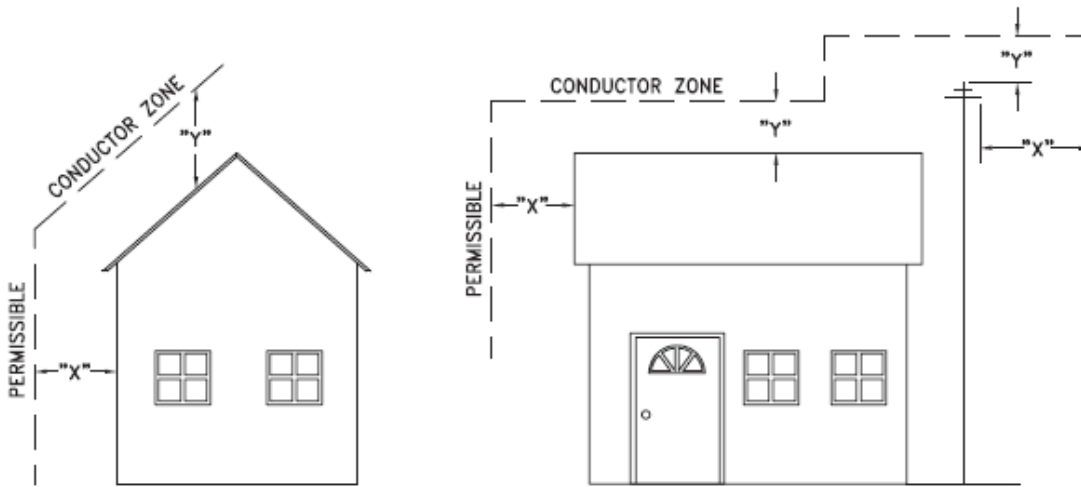
MINIMUM VERTICAL CLEARANCES OF WIRES, CABLES AND CONDUCTORS ABOVE GROUND OR RAILS

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 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

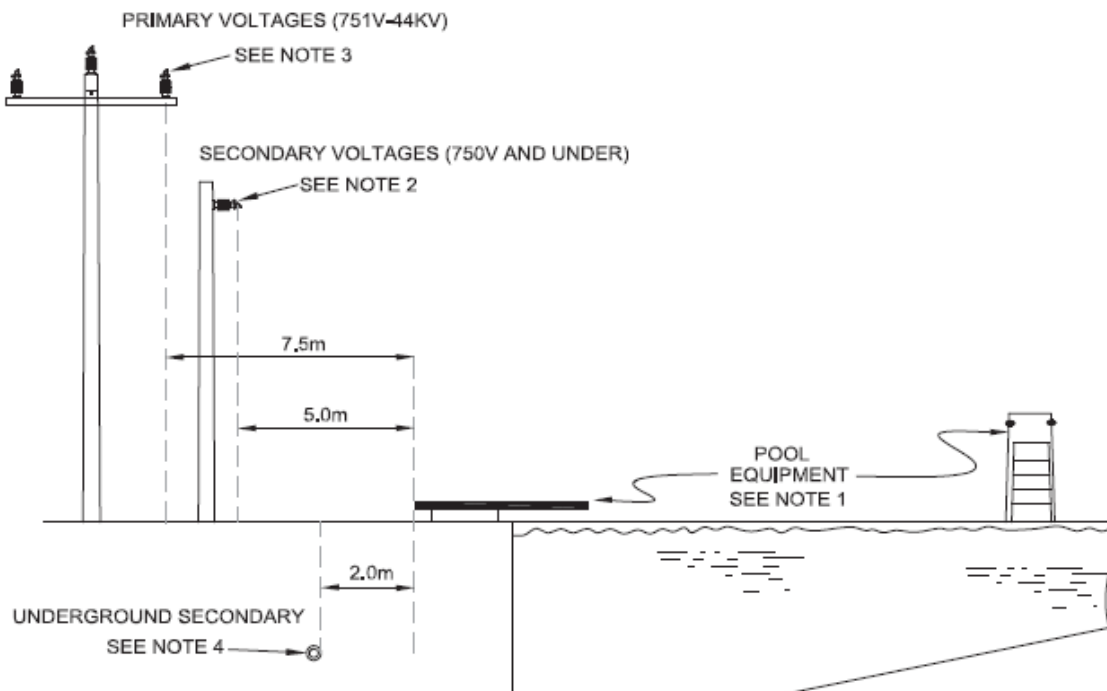
1. UNDER NO CIRCUMSTANCES SHALL A CONDUCTOR BE PERMITTED TO PENETRATE THE ENVELOPE SHOWN BY THE DOTTED LINE.
2. THE VERTICAL CLEARANCES ARE UNDER CONDITIONS OF MAXIMUM DESIGN SAG.
3. THE HORIZONTAL CLEARANCES ARE UNDER CONDITIONS OF MAXIMUM SWING. WHERE THE CONDUCTOR SWING IS NOT KNOWN A HORIZONTAL CLEARANCE 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: Niloufar Youssefi, Building Standards Department
Date: November 05, 2024
Applicant: Adam Bombini
Location: 112 Lady Jessica Drive
 PLAN 65M4506 Lot 46
File No.(s): A039/24

Zoning Classification:

The subject lands are zoned R1 – First Density Residential Zone and subject to the provisions of Exception 14.850 under Zoning By-law 001-2021, as amended.

#	Zoning By-law 001-2021	Variance requested
1	A residential accessory structure with a height greater than 2.8m shall not be located closer than 2.4 m to any lot line. In all other cases, a residential accessory structure shall not be located closer than 0.6 m to any lot line [Section 4.1.2.b.] .	To permit a residential accessory structure with the height greater than 2.8m to be located 0.9m from the interior lot line.
2	A maximum of 1.5 m encroachment into the minimum required rear yard is permitted for ground mounted pool equipment [Section 4.13, Table 4-1] .	To permit a maximum encroachment of 3.30 m into the required rear yard for ground mounted pool equipment.
3	In any Residential Zone, the maximum height of an accessory building and residential accessory structure shall be 3.0 m [Section 4.1.4.] .	To permit a maximum height of 3.38 m for a residential accessory structure (Cabana).

Staff Comments:

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

Order No. 23-118058, Order to Comply for Building a large cabana without a building permit, Issue Date: May 24, 2023.

Building Permit(s) Issued:

Building Permit No. 23-117975 for Shed/Gazebo - New, Issue Date: (Not Yet Issued)
 Building Permit No. 21-117595 for Pool, Issue Date: (Aug. 20, 2021)

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.
2	Applicant has confirmed that the GFA of the existing Cabana is 65.2 m ² which complies with the zoning bylaw requirements.

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 and Parks Planning
Date: November 25, 2024
Name of Owner: Melissa-Natalie and Adam Bombini
Location: 112 Lady Jessica Drive
File No.(s): A039/24

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

1. To permit a residential accessory structure with the height greater than 2.8m to be located 0.9m from the interior lot line.
2. To permit a maximum encroachment of 3.30 m into the required rear yard for ground mounted pool equipment.
3. To permit a maximum height of 3.38 m for a residential accessory structure (cabana).

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

1. A residential accessory structure with a height greater than 2.8m shall not be located closer than 2.4 m to any lot line. In all other cases, a residential accessory structure shall not be located closer than 0.6 m to any lot line.
2. To permit a maximum encroachment of 1.5 m into the required rear yard for ground mounted pool equipment.
3. In any Residential Zone, the maximum height of an accessory building and residential accessory structure shall be 3.0 m.

Official Plan:

City of Vaughan Official Plan 2010 ('VOP 2010'): "Low-Rise Residential" – Schedule 13 Land Use and "Oak Ridges Moraine Settlement Area" – Schedule 4 Oak Ridges Moraine Conservation Plan & Greenbelt Plan Areas

Comments:

The Owner is seeking relief to permit the existing location of a cabana and ground mounted pool equipment, with the above note variances.

The Development Planning Department has no objection to Variance 1, to permit a residential accessory structure, cabana, to be located 0.9 m from the interior lot line, whereas the Zoning By-law requires accessory structures with a height greater than 2.8m to be located no closer than 0.6 m to any lot line. The 0.9 m setback is measured from the narrowest location, from the southeast corner of the cabana to the south interior lot line. Due to the angle in which the cabana is placed, the remainder of the rear wall of the cabana is setback further from the southern interior lot line. The southwest corner of the cabana setback 2.1m. The 0.9m setback maintains the intent of the zoning provision and provides sufficient spatial separation to permit maintenance access, if required.

The Development Planning Department has no objection to Variance 2, to permit the encroachment of 3.30 m into the required rear yard for the ground mounted pool equipment, whereas 1.5 m is permitted by the Zoning By-law. The pool equipment is abutting the rear wall of the cabana. The pool equipment maintains a setback of 4.22 m to the rear lot line. The encroachment does not hinder the functionality of the rear yard.

The Development Planning Department has no objection to Variance 3, to permit a maximum height of 3.38 m for the cabana, whereas the Zoning By-law permits 3.0 m for residential accessory structures. The 0.38 m increase to the permissible height is minor in nature. The Owner is proposing to plant a total of four (4) trees along the south property line fence, where the cabana is the closest to the south lot line. There are no anticipated privacy concerns as the trees will help visually buffer the cabana from the neighboring property. The cabana is not anticipated to cause any adverse massing effects on the surrounding properties. Overall, the cabana enhances the amenity space of the dwelling's rear yard and may be considered desirable development on the land.

Urban Design and Environmental Planning Staff have also reviewed this proposal and have no objections to the application.

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
Janany Nagulan, Senior Planner

From: [Cameron McDonald](#)
To: [Committee of Adjustment Mailbox](#)
Subject: [External] RE: A039/24- 112 LADY JESSICA DRIVE - REQUEST FOR COMMENTS, CITY OF VAUGHAN
Date: Thursday, November 7, 2024 11:55:10 AM
Attachments: [image002.png](#)

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Hello,

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 the 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](#) | trca.ca



From: [Development Services](#)
To: [Committee of Adjustment Mailbox](#)
Subject: [External] RE: A039/24- 112 LADY JESSICA DRIVE - REQUEST FOR COMMENTS, CITY OF VAUGHAN
Date: Wednesday, November 6, 2024 11:49:16 AM
Attachments: [image001.png](#)
[image003.png](#)

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Hi there,

The Region has completed our review of minor variance A039/24 and has no comment. Please provide a copy of the notice of decision for our records.

Many thanks,

Christine Meehan, B.U.R.Pl., B. B. A | Planner (Intake Lead), Economic and Development Services Branch, Corporate Services Department

The Regional Municipality of York | 17250 Yonge Street | Newmarket, ON L3Y 6Z1
1-877-464-9675 | christine.meehan@york.ca | www.york.ca

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SCHEDULE C: PUBLIC & APPLICANT CORRESPONDENCE

None

SCHEDULE D: BACKGROUND

None