

<b>ITEM: 6.6</b>	<b>REPORT SUMMARY MINOR VARIANCE APPLICATION FILE NUMBER: A185/24</b>
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Report Date: January 10, 2025

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

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

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

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	Michele Santaluce	51 Lancer Drive	01/04/2025	Letter of Support
Public	Gerry Schiller	Not Provided	12/24/2024	Letter of Opposition

<b>BACKGROUND (SCHEDULE D, IF REQUIRED)</b>	
<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

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

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



## MINOR VARIANCE APPLICATION FILE NUMBER A185/24

<b>CITY WARD #:</b>	1
<b>APPLICANT:</b>	Ilya & Anna Batov
<b>AGENT:</b>	None
<b>PROPERTY:</b>	22 Clemson Crescent, Maple
<b>ZONING DESIGNATION:</b>	See Below
<b>VAUGHAN OFFICIAL PLAN (2010) DESIGNATION:</b>	City of Vaughan Official Plan 2010 ('VOP 2010'): "Low-Rise Residential"
<b>RELATED DEVELOPMENT APPLICATIONS:</b>	N/A
<b>PURPOSE OF APPLICATION:</b>	Relief from the Zoning By-law is being requested to permit a proposed dwelling.

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

**The subject lands are zoned R1E(EN) – Estate Residential Zone (Established Neighbourhood) and subject to the provisions of Exception 14.534 under Zoning By-law 001-2021, as amended.**

#	Zoning By-law 001-2021	Variance requested
1	A maximum lot coverage of 23% is permitted provided the maximum height of the dwelling does not exceed 9.5 m. [Table 7-3]	To permit a maximum lot coverage of 25.64% for a dwelling.
2	A maximum height of 8.5 m is permitted for a dwelling. [4.5 Established Neighbourhood "-EN" Suffix]	To permit a maximum height of 9.5 m for a dwelling.

### HEARING INFORMATION

**DATE OF MEETING:** Thursday, January 16, 2025

**TIME:** 6:00 p.m.

**MEETING LOCATION:** Vaughan City Hall, Woodbridge Room (2<sup>nd</sup> Floor), 2141 Major Mackenzie Drive

**LIVE STREAM LINK:** [Vaughan.ca/LiveCouncil](http://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](mailto: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](mailto: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](mailto: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.

## INTRODUCTION

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

<b>Date Public Notice Mailed:</b>	December 20, 2024
<b>Date Applicant Confirmed Posting of Sign:</b>	December 31, 2024
<b>Applicant Justification for Variances:</b> <small>*As provided in Application Form</small>	Lot coverage restrictions do not allow for sufficient floor space for our growing family and for both parents working from home
<b>Was a Zoning Review Waiver (ZRW) Form submitted by Applicant:</b> <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"/>
<b>COMMENTS:</b>	
None	
<b>Committee of Adjustment Recommended Conditions of Approval:</b>	None

## BUILDING STANDARDS (ZONING)

<b>**See Schedule B for Building Standards (Zoning) Comments</b>	
<b>Building Standards Recommended Conditions of Approval:</b>	None

## DEVELOPMENT PLANNING

<b>**See Schedule B for Development Planning Comments.</b>	
<b>Development Planning Recommended Conditions of Approval:</b>	None

## DEVELOPMENT ENGINEERING

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

As the proposed dwelling in the subject property exceeds 10 m<sup>2</sup>, 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 m<sup>2</sup> 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.

<b>Development Engineering Recommended Conditions of Approval:</b>	The Owner/Applicant shall submit an application for a Service Connection and to obtain a Cost Estimate by emailing <a href="mailto:serviceconnections@vaughan.ca">serviceconnections@vaughan.ca</a> . The Final Lot Grading and/or Servicing Plan will be required for the Service Connection Application. All costs associated with the service connection shall be the responsibility of the Owner/Applicant. Please visit the Service Connection page of the City of Vaughan's website: <a href="#">Service Connections   City of Vaughan</a> for more information. The Owner/Applicant is encouraged to initiate the process as early as possible as the Service Connection Application process typically takes 4-6 weeks. The Owner/Applicant shall submit an application and obtain an approved Grading Permit before initiating any work on the property.
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## DEVELOPMENT ENGINEERING

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

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](mailto:DEPermits@vaughan.ca)

## PARKS, FORESTRY & HORTICULTURE (PFH)

No Comments Received to date.

**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.

## DEVELOPMENT FINANCE

That the payment of the City Development Charge is payable to the City of Vaughan prior to issuance of a building permit in accordance with the Development Charges Act and City-wide Development Charge By-law in effect at time of payment.

That the payment of Region of York Development Charge is payable to the City of Vaughan prior to issuance of a building permit in accordance with the Development Charges Act and Regional Development Charges By-laws in effect at time of payment.

That the payment of Education Development Charge is payable to the City of Vaughan prior to issuance of a building permit in accordance with the Education Act and York Region District School Board and York Catholic District School Board Development Charges By-laws in effect at time of payment.

That the payment of applicable Area Specific Development Charges are payable to the City of Vaughan prior to issuance of a building permit in accordance with the Development Charges Act and Area Specific Development Charge By-laws in effect at time of payment.

Demolition development charge credits valid for a period of 48 months from date of demolition permit issuance. After 48 months, full development charges apply as per by-laws.

**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 <a href="mailto:jonal.hall@vaughan.ca">jonal.hall@vaughan.ca</a>	The Owner/Applicant shall submit an application for a Service Connection and to obtain a Cost Estimate by emailing <a href="mailto:serviceconnections@vaughan.ca">serviceconnections@vaughan.ca</a> . The Final Lot Grading and/or Servicing Plan will be required for the Service Connection

## 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:

		<p>Application. All costs associated with the service connection shall be the responsibility of the Owner/Applicant. Please visit the Service Connection page of the City of Vaughan's website: <a href="#">Service Connections   City of Vaughan</a> for more information. The Owner/Applicant is encouraged to initiate the process as early as possible as the Service Connection Application process typically takes 4-6 weeks. 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: <a href="#">Permits   City of Vaughan</a> to apply for a Grading Permit. For any inquiries regarding the Grading Permit, please email <a href="mailto:DEPermits@vaughan.ca">DEPermits@vaughan.ca</a></p>
2	Parks, Forestry and Horticulture Operations <a href="mailto:zachary.quizzetti@vaughan.ca">zachary.quizzetti@vaughan.ca</a>	Applicant/owner shall obtain a "Private Property Tree Removal & Protection" permit through the forestry division prior to any construction works on the subject property.
<p><i>All conditions of approval, unless otherwise stated, are considered to be incorporated into the approval "if required". If a condition is no longer required after an approval is final and binding, the condition may be waived by the respective department or agency requesting conditional approval. A condition cannot be waived without written consent from the respective department or agency.</i></p>		

## 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.

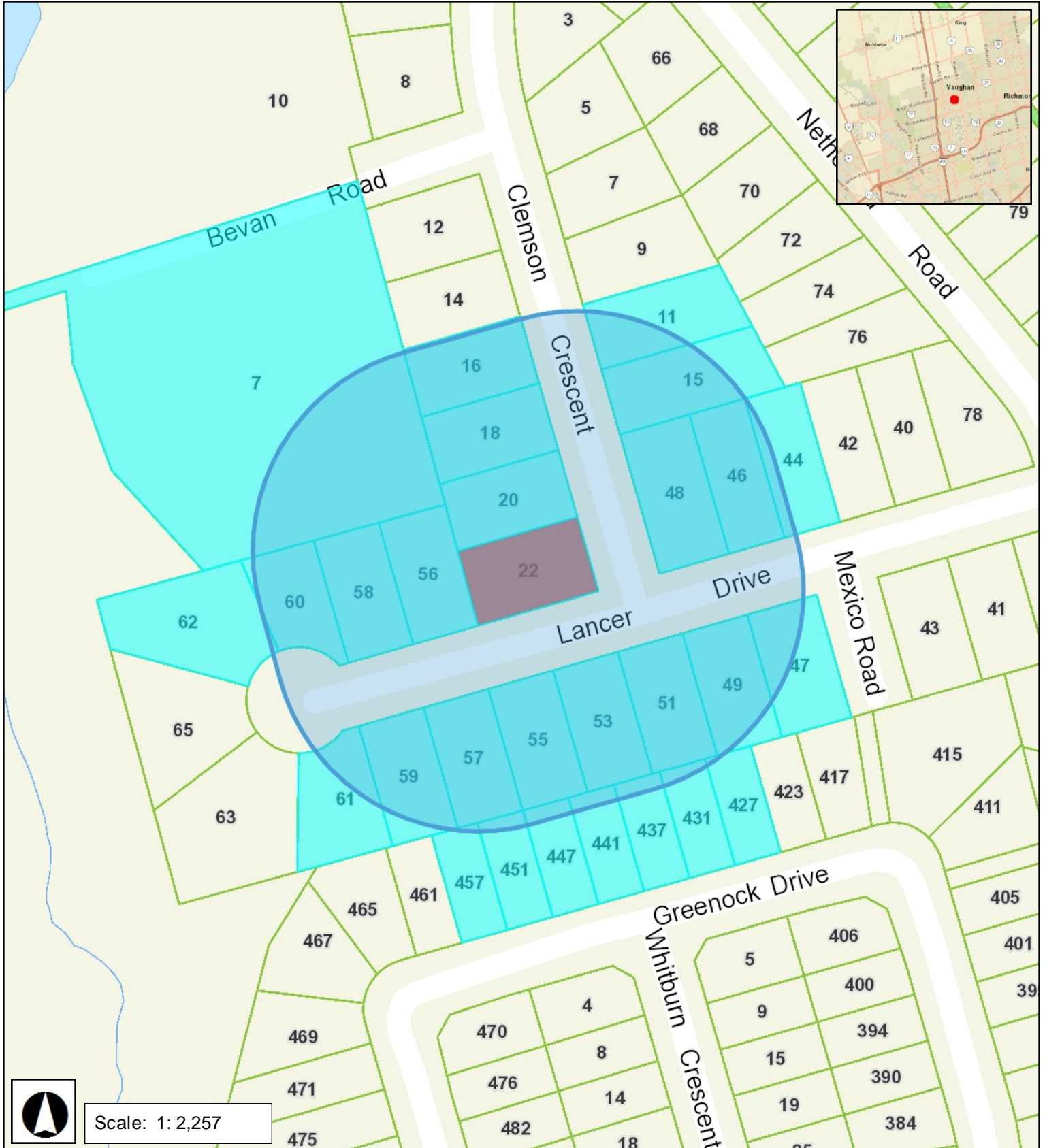
That the payment of the Education Development Charge if required, is payable to the City of Vaughan before issuance of a building permit in accordance with the Development Charges Act and the Boards of Education By-laws in effect at the time of payment

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**





**EXISTING LOT STRUCTURES Squarefootage CALCULATION:**

Lot area = 10,357 sq.ft/ 962.19 m<sup>2</sup>  
 Existing House Coverage area = 2,068 sq.ft  
 Existing Garden Shed Coverage area = 173 sq.ft  
 Existing Swimming pool Coverage area = 678 sq.ft  
 Total =(2,068+173+678)= 2,922 sq.ft/ 271.46m<sup>2</sup>  
 Existing Lot Coverage area =(28.2%)

**Data Form for CofA: Zoning: R1E(-EN) / Residential First Density Zone**

#	Zoning By-law:001-2021	Variance requested:
1	A maximum lot coverage of 23% is permitted if max. height not exceed 9.5m	To permit a maximum lot coverage of 25.64% for a dwelling
2	A maximum height of 8.5m is permitted for a dwelling [4.5 "-EN" Suffix]	To permit a maximum height of 9.5m for a dwelling.

**LOT STATISTICS: Zoning: R1E(-EN) / Residential First Density Zone Except: 534**

	Required	Proposed
Max. Lot Coverage=	23%	25.64%
Max. Height =	8.5m (by4.5-EN)	9.5m
<b>Min. Setbacks:</b>		
Front Yard =	9 m	9.01 m
Rear Yard =	7.5 m	7.53 m
Interior Side Yard =	1.5 m	1.51 m
Exterior Side Yard =	9 m	9.00 m
<b>Encroachments:</b>		
Max. Roof Overhang=	0.5m	0.50m
Uncovered Platform=	2.4m	2.40m
Window Projection=	1.0m	0.60m

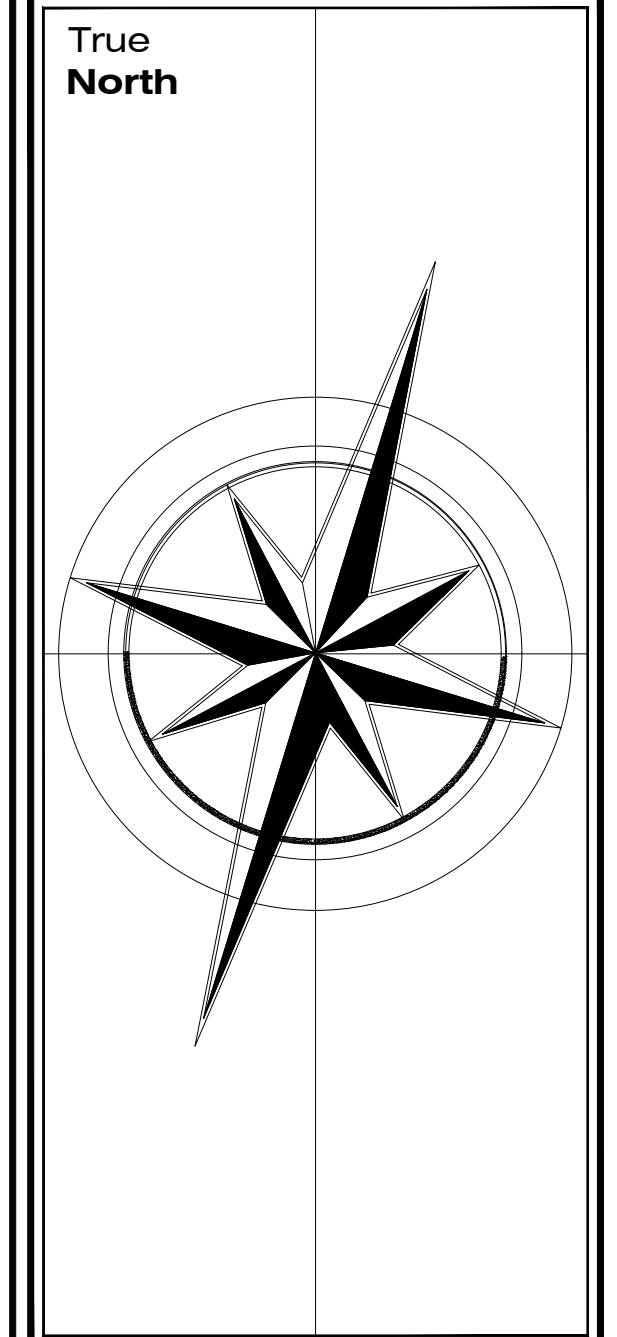
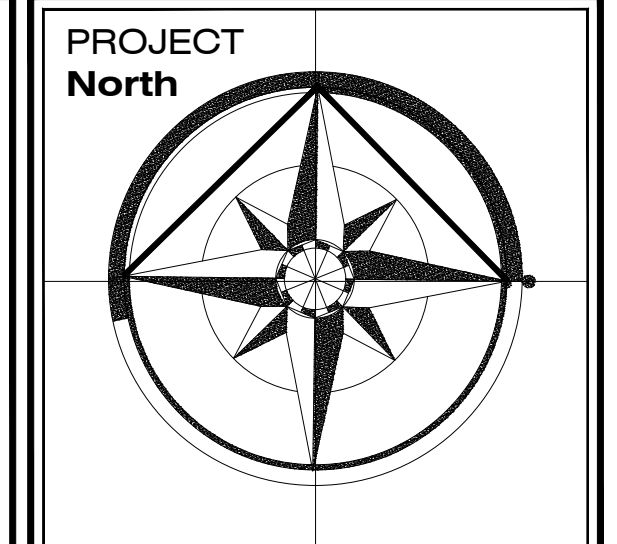
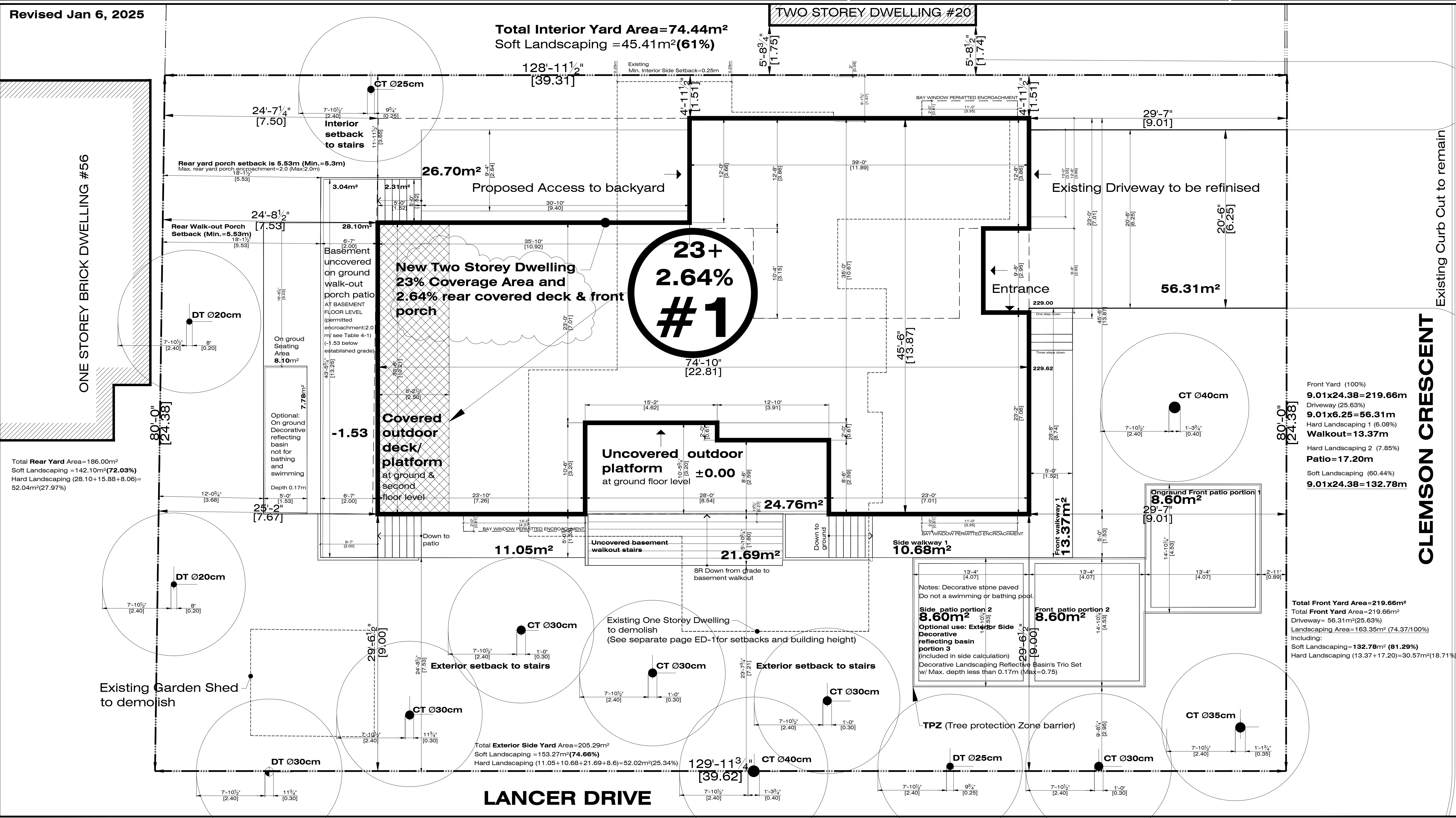
**SITE PLAN SCALE:3/16"=12"**

**SQUAREFOOTAGE:**

Lot area= 962.19 m<sup>2</sup>/ 10,357 sq.ft  
 Lot frontage=24.38m  
 Building Setbacks Envelope= 317.35 m<sup>2</sup>/ 3,416 sq.ft  
 Proposed Building Footprint= 246.75 m<sup>2</sup>/ 2,656 sq.ft  
 Allowed Lot Coverage 23%= 221.30 m<sup>2</sup>/ 2,382 sq.ft  
 Proposed Lot Coverage 25.6%= 246.75 m<sup>2</sup>/ 2,656 sq.ft<sup>(+11.5%)</sup>  
 (\*+11.5% to existing coverage area apparently may be considered as a minor)  
 Proposed Ground Floor Area (23+2.54)=25.64%=246.75m<sup>2</sup>/ 2,656 sq.ft  
 Proposed Ground + Second Floor GFA =493.50m<sup>2</sup>/ 5,312 sq.ft  
 (required maximum GFA area not restricted and floor space index not applicable)

**22 CLEMSON CRESCENT, Vaughan, Ontario L6A 1C9**  
 Site Plan and Lot Statistics

Revised Jan 6, 2025



Existing Curb Cut to remain

**CLEMSON CRESCENT**

Front Yard (100%)  
 9.01x24.38=219.66m<sup>2</sup>  
 Driveway (25.63%)  
 9.01x6.25=56.31m<sup>2</sup>  
 Hard Landscaping 1 (6.08%)  
 Walkout=13.37m<sup>2</sup>  
 Hard Landscaping 2 (7.85%)  
 Patio=17.20m<sup>2</sup>  
 Soft Landscaping (60.44%)  
 9.01x24.38=132.78m<sup>2</sup>

Total Front Yard Area=219.66m<sup>2</sup>  
 Total Front Yard Area=219.66m<sup>2</sup>  
 Driveway= 56.31m<sup>2</sup>(25.63%)  
 Landscaping Area=163.35m<sup>2</sup> (74.37/100%)  
 Including:  
 Soft Landscaping=132.78m<sup>2</sup> (81.29%)  
 Hard Landscaping (13.37+17.20)=30.57m<sup>2</sup>(18.71%)

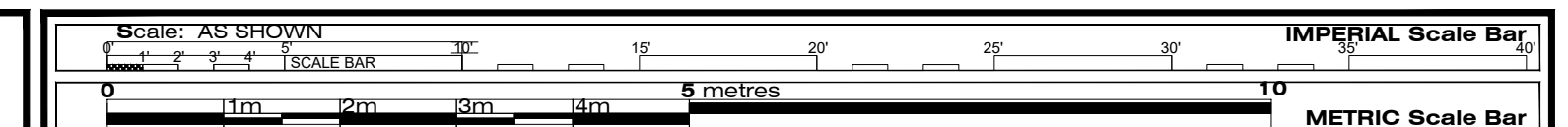
Notes: Decorative stone paved  
 Do not a swimming or bathing pool.  
 Side patio portion 2  
 8.60m<sup>2</sup>  
 Optional use: Exterior Side  
 Decorative reflecting basin  
 portion 3  
 (included in side calculation)  
 Decorative Landscaping Reflective Basin's Trio Set  
 w/ Max. depth less than 0.17m (Max=0.75)

Total Exterior Side Yard Area=205.29m<sup>2</sup>  
 Soft Landscaping =153.27m<sup>2</sup>(74.66%)  
 Hard Landscaping (11.05+10.68+21.69+8.6)=52.02m<sup>2</sup>(25.34%)

**Total Landscaping Area Calculation:**  
 Driveways 12.9% (Max.50%) Landscaping 87.1% (Min.50%)

**Soft Landscaping Calculation:**  
 Soft 82.7% (Min.60%) vs.Hard 17.3% (Max.40%)

**Soft Landscaping Requirements:**  
 Min. lot landscape shall be 50%, of which 60% shall be soft landscape



**G-1**  
 PAGE 1 FROM 1

Information for this drawings taken from Registered Plan 5590 Lot 47



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

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

External Agencies <small>*Comments Received</small>	Conditions Required		Nature of Comments <small>*See Schedule B for full comments</small>
Alectra	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	General Comments
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 26<sup>th</sup> 2024

**Attention:** **Christine Vigneault**

**RE:** Request for Comments

**File No.:** **A185-24**

**Related Files:**

**Applicant:** Ilya Batov

**Location** 22 Clemson Crescent



Discover the possibilities

### COMMENTS:

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

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

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

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

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

### References:

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

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

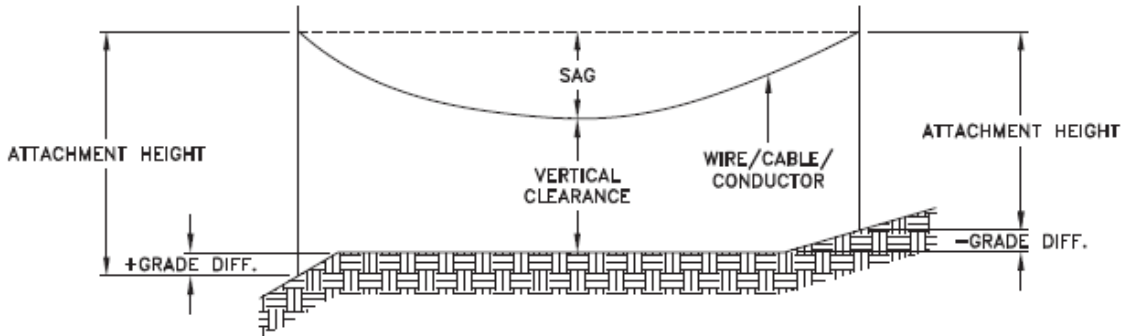
Mr. Stephen Cranley, C.E.T  
Supervisor, Distribution Design, ICI & Layouts (North)  
**Phone:** 1-877-963-6900 ext. 31297

**E-mail:** [stephen.cranley@alectrautilities.com](mailto:stephen.cranley@alectrautilities.com)

Mitchell Penner  
Supervisor, Distribution Design-Subdivisions  
**Phone:** 416-302-6215

**Email:** [Mitchell.Penner@alectrautilities.com](mailto:Mitchell.Penner@alectrautilities.com)

LOCATION OF WIRES, CABLES OR CONDUCTORS	SYSTEM VOLTAGE			
	SPAN GUYS AND COMMUNICATIONS WIRES	UP TO 600V AND NEUTRAL	4.16/2.4kV TO 27.6/16kV (SEE NOTE 1)	44kV
MINIMUM VERTICAL CLEARANCES (SEE NOTE 2)				
OVER OR ALONGSIDE ROADS, DRIVEWAYS OR LANDS ACCESSIBLE TO <u>VEHICLES</u>	442cm	442cm	480cm	520cm
OVER GROUND ACCESSIBLE TO <u>PEDESTRIANS AND BICYCLES ONLY</u>	250cm	310cm	340cm	370cm
ABOVE TOP OF RAIL AT <u>RAILWAY CROSSINGS</u>	730cm	730cm	760cm	810cm



MINIMUM ATTACHMENT HEIGHT = MAXIMUM SAG  
 + MINIMUM VERTICAL CLEARANCE (FROM ABOVE TABLE)  
 ± GRADE DIFFERENCE  
 + 0.3m (VEHICLE OR RAILWAY LOCATION)  
 + SNOW DEPTH (PEDESTRIAN LOCATION, SEE NOTE 3)

**NOTES:**

1. THE MULTIGROUNDED SYSTEM NEUTRAL HAS THE SAME CLEARANCE AS THE 600V SYSTEM.
2. THE VERTICAL CLEARANCES IN THE ABOVE TABLE ARE UNDER MAXIMUM SAG CONDITIONS.
3. REFER TO CSA STANDARD C22.3 No.1, ANNEX D FOR LOCAL SNOW DEPTH VALUES.
4. ALL CLEARANCES ARE IN ACCORDANCE TO CSA STANDARD C22.3.

**CONVERSION TABLE**

METRIC	IMPERIAL (APPROX)
810cm	27'-0"
760cm	25'-4"
730cm	24'-4"
520cm	17'-4"
480cm	16'-0"
442cm	15'-5"
370cm	12'-4"
340cm	11'-4"
310cm	10'-4"
250cm	8'-4"

**REFERENCES**

SAGS AND TENSIONS | SECTION 02

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

ORIGINAL ISSUE DATE: 2010-DEC-24 REVISION NO: R1 REVISION DATE: 2012-JAN-09

Certificate of Approval	
This construction Standard meets the safety requirements of Section 4 of Regulation 22/04	
Joe Crozier, P.Eng.	2012-JAN-09
Name	Date
P.Eng. Approval By:	Joe Crozier





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

**NOTES**

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

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

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

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

ORIGINAL ISSUE DATE: 2010-MAY-05 REVISION NO: REVISION DATE:  
PS:\System Planning and Standards\Standard Design\PowerStream Standards\PowerStream Standards working files\Section 3-1-02\WG 03-4 R0 May 5, 2010.dwg, 5/5/2010 10:22:02 AM, Adobe PDF

**To:** Committee of Adjustment  
**From:** Catherine Saluri, Building Standards Department  
**Date:** December 18, 2024  
**Applicant:** Ilya Batov  
**Location:** 22 Clemson Crescent  
 PLAN RP5590 Lot 47  
**File No.(s):** A185/24

**Zoning Classification:**

The subject lands are zoned R1E (EN), First Density Residential Zone (Established Neighbourhood) and subject to Exception 14.534 under Zoning Bylaw 001-2021.

#	Zoning By-law 001-2021	Variance requested
1	A maximum lot coverage of 23% is permitted provided the maximum height of the dwelling does not exceed 9.5 m. [Table 7-3]	To permit a maximum lot coverage of 25.64% for a dwelling.
2	A maximum height of 8.5 m is permitted for a dwelling. [4.5 Established Neighbourhood “-EN” Suffix]	To permit a maximum height of 9.5 m for a dwelling.

**Staff Comments:**

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

There are no outstanding Orders on file.

**Other Comments:**

General Comments	
1	The Applicant shall be advised that additional variances may be required upon review of detailed drawings for building permit.
2	The Applicant shall be advised that the construction of separate/alternate entrances (rear and exterior side) shall not serve as access to a Secondary Suite.
3	The Applicant shall be advised that the reflective basins shall not exceed 0.76 m in depth, or they will be reviewed as Swimming Pools, as defined in Section 3.0 of the zoning bylaw, and will be required to comply with Subsection 4.21 Swimming Pools.
4	The Applicant shall be advised that the maximum permitted lot coverage in the R1E Zone shall be 23% provided the maximum height of the dwelling does not exceed 9.5 m. Should the dwelling exceed 9.5 m in height, additional review and potential variances may be required with respect, but not limited to, minimum interior side yard, maximum lot coverage, minimum front yard.

**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 and Parks Planning  
**Date:** January 3, 2025  
**Name of Owner:** Anna Batova and Ilya Batov  
**Location:** 22 Clemson Crescent  
**File No.(s):** A185/24

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

1. To permit a maximum lot coverage of 25.64% for a dwelling.
2. To permit a maximum height of 9.5 m for a dwelling.

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

1. A maximum lot coverage of 23% is permitted provided the maximum height of the dwelling does not exceed 9.5 m.
2. A maximum height of 8.5 m is permitted for a dwelling.

**Official Plan:**

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

**Comments:**

The Owner is seeking relief to permit the construction of a new two-storey detached dwelling, with the above noted variances.

The Development and Parks Planning Department has no objection to Variance 1 for an increase of 2.64% to the permissible lot coverage. The proposed dwelling and garage area accounts for 22.5% of the total lot coverage, 0.5% allocated for the covered front porch, and 2.64% allocated for the covered unenclosed rear deck. In 2004 a comprehensive study and review of the redevelopment of specific established neighbourhoods was conducted. The review included the neighbourhood containing the Subject Lands. The study established development criteria which included a maximum 23% lot coverage for 2-storey detached dwellings. The coverage relates to the enclosed space of and attached to the dwelling, however additional lot coverage for accessory structures and unclosed porches and decks may be considered through site specific analysis. The lot coverage of the proposed two-storey dwelling meets the 23% lot coverage allowance of the study, and the additional lot coverage proposed is associated with an unenclosed rear deck and front porch.

The Development Planning and Parks Department has no objection to Variance 2 for an increase of 1 m to the permitted dwelling height. The height is measured from grade to the highest point of the roof. An increase of 1 m to the permissible height for the proposed dwelling is minor in nature and is not anticipated to have adverse massing effects to the surrounding properties.

An arborist report prepared by Jonathan O'Neill, dated November 10, 2024, was submitted in support of the application. The Forestry Department has reviewed the report and have no concerns with the proposal.

Accordingly, the Development and Parks 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 and Parks 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: A185/24 (22 CLEMSON CRESCENT) - REQUEST FOR COMMENTS, CITY OF VAUGHAN  
**Date:** Thursday, November 28, 2024 1:45:19 PM  
**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](mailto:cameron.mcdonald@trca.ca)

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



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**From:** Committee of Adjustment Mailbox <[cofa@vaughan.ca](mailto:cofa@vaughan.ca)>

**Sent:** November 25, 2024 9:23 AM

**To:** [rowcentre@bell.ca](mailto:rowcentre@bell.ca); [developmentservices@york.ca](mailto:developmentservices@york.ca); York Plan <[yorkplan@trca.ca](mailto:yorkplan@trca.ca)>; [engineeringadmin@powerstream.ca](mailto:engineeringadmin@powerstream.ca); [TCEnergy@mhbcplan.com](mailto:TCEnergy@mhbcplan.com)

**Cc:** [Maya.Harris@ontario.ca](mailto:Maya.Harris@ontario.ca); [planning.services@yrdsb.ca](mailto:planning.services@yrdsb.ca); [developmentplanning@ycdsb.ca](mailto:developmentplanning@ycdsb.ca); Committee of Adjustment Mailbox <[cofa@vaughan.ca](mailto:cofa@vaughan.ca)>

**Subject:** A185/24 (22 CLEMSON CRESCENT) - REQUEST FOR COMMENTS, CITY OF VAUGHAN

**EXTERNAL SENDER**

Hello,

Please email comments and recommendations on the above noted application to [cofa@vaughan.ca](mailto:cofa@vaughan.ca). If you wish to be notified of the decision, please confirm in writing.

The deadline to submit comments on this application is **December 31, 2024**.

Should you have any questions or require additional information please contact the undersigned.

Thank you,

**Committee of Adjustment, City of Vaughan**

**[Cofa@vaughan.ca](mailto:Cofa@vaughan.ca)**

**905-832-8504**

**When responding to this email please copy [cofa@vaughan.ca](mailto:cofa@vaughan.ca)**

This e-mail, including any attachment(s), may be confidential and is intended solely for the attention and information of the named addressee(s). If you are not the intended recipient or have received this message in error, please notify me immediately by return e-mail and permanently delete the original transmission from your computer, including any attachment(s). Any unauthorized distribution, disclosure or copying of this message and attachment(s) by anyone other than the recipient is strictly prohibited.

**From:** [Development Services](#)  
**To:** [Committee of Adjustment Mailbox](#)  
**Subject:** [External] RE: A185/24 (22 CLEMSON CRESCENT) - REQUEST FOR COMMENTS, CITY OF VAUGHAN  
**Date:** Thursday, December 5, 2024 4:18:07 PM  
**Attachments:** [image001.png](#)  
[image003.png](#)

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Hello,

The Regional Municipality of York has completed its review of the minor variance application – A185/24 (22 CLEMSON 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 Planning | Economic and Development Services Branch | Corporate Services Department

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The Regional Municipality of York | 17250 Yonge Street | Newmarket, ON L3Y 6Z1  
1-877-464-9675 ext. 71521 | [niranjan.rajevan@york.ca](mailto:niranjan.rajevan@york.ca) | [www.york.ca](http://www.york.ca)

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**SCHEDULE C: PUBLIC & APPLICANT CORRESPONDENCE**

<b>Correspondence Type</b>	<b>Name</b>	<b>Address</b>	<b>Date Received (mm/dd/yyyy)</b>	<b>Summary</b>
Public	Michele Santaluce	51 Lancer Drive	01/04/2025	Letter of Support
Public	Gerry Schiller	Not Provided	12/24/2024	Letter of Opposition



**From:** [REDACTED]  
**To:** [Committee of Adjustment Mailbox](#)  
**Subject:** [External] CofA comments: File#A185/24  
**Date:** Saturday, January 4, 2025 2:55:07 PM

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To whom it may concern,

I am the resident at 51 Lancer drive and would like to submit comments related to the Committee of Adjustments application for 22 Clemson Cr., File #A185/24

I am strongly in favour of the Committee of Adjustment approving the proposed variance. In my opinion, approving the variance to increase lot coverage above the permitted 23% will allow for the construction of dwellings more appropriate in size and design for the lot sizes in the neighbourhood.

I feel that dwellings designed without the very restrictive 23% permitted lot coverage will contribute more positively to the appeal of the neighbourhood.

As the resident living right across the street from 22 Clemson (which is clearly visible from my front windows), I encourage the committee to approve the requested variance.

Sincerely,  
Michele Santaluce

**From:** [Gerry Schiller](#)  
**To:** [Committee of Adjustment Mailbox](#)  
**Subject:** [External] Re: A185/24 - 22 Clemson Crescent - Public Notice (Development Application)  
**Date:** Tuesday, December 24, 2024 2:26:45 AM

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Thank you for this notification . I oppose the application as the last (known) member of the original "OLD MAPLE RATEPAYERS ASSOCIATION" ( I suspect that most of the other leaders have departed this world ) I am still a strong believer of OUR original doctrine. I have had feedback from original applicants who NOW recognise the wisdom of deferring their desires. Should your committee agree to this request why would they NOT also agree to the future owner of my property asking for a LARGER lot coverage ( how about 97% ? Where is the limit ?) I have followed through several past applications to the OMB===won most-- lost some (OMG)\_?) I once asked your committee ... what would it take for the committee to turn down an applicant ... reply from a member--- Howard \$%%\$%%\$%- was... "If YOU were applying"

I have spoken with my "future" neighbours-- tried to explain the policy; why in the future they may not agree with a new infil next door builder who wants 37 % lot coverage and a 10 FT. higher roofline and that the 15% allowable variance is something that many many others have accepted despite their original desire for a larger lot coverage. My new neighbour's purchase of this property seems to say that they like the neighbourhood as it is , however, like many before them they think that they need or want a larger home ---yes , I'm sure they are special !

Over the years , when once everything was accounted for as lot coverage, you now give "fancy " Italian names to property structures (?) no longer considered as property coverage , you allow bricking over of backyards so that our southern neighbours (TO) have to deal with excessive water flow that cannot be absorbed here ("floating down the DVP"). My hope is that you can change the mindset of my new neighbours---- I have told them that SOME have succeeded in their quest for larger lot coverage , but they seem to think (?) that they are special ?)( or entitled ? )

I would not mind a reply to my message from you.... I believe that I am a sincere citizen of Maple ( 40 + years) and hope that my "new" neighbours can modify their desires.

## SCHEDULE D: BACKGROUND

Application No. (City File)	Application Description (i.e. Minor Variance Application; Approved by COA / OLT)
N/A	N/A