

ITEM: 6.9	REPORT SUMMARY MINOR VARIANCE APPLICATION FILE NUMBER A179/24
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Report Date: Friday, June 13, 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 *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
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 *Comments Received	Conditions Required		Nature of Comments *See Schedule B for full 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)				
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 (mm/dd/yyyy)	Summary
None				

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

ADJOURNMENT HISTORY	
* Previous hearing dates where this application was adjourned by the Committee and public notice issued.	
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

	<b>MINOR VARIANCE APPLICATION</b> <b>FILE NUMBER A179/24</b>
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CITY WARD #:	2
APPLICANT:	Shawn & Sharon Peebles
AGENT:	Ben Homes
PROPERTY:	257 Wigwoss Drive, Woodbridge
ZONING DESIGNATION:	See below.
VAUGHAN OFFICIAL PLAN (2010) DESIGNATION:	Vaughan Official Plan 2010 ('VOP 2010'): "Low-Rise Residential"
RELATED DEVELOPMENT APPLICATIONS:	N/A
PURPOSE OF APPLICATION:	Relief from the Zoning By-law is being requested to permit a deck, cabana and hot tub in the rear yard. Relief is also being requested to permit the eaves to encroach a maximum distance of 0.56m from the interior side yard.

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

The subject lands are zoned **R1B (EN) (Established Neighbourhood)** and subject to the provisions under **Zoning By-law 001-2021, as amended**.

#	Zoning By-law 001-2021	Variance requested
1	An uncovered platform, with a floor height of 1.2 m or less as measured at any point from grade and including access stairs may encroach into a rear yard a maximum of 2.4 m. [Section 4.13, Table 4-1]	To permit a maximum encroachment of 5.04 m for an uncovered platform with floor height of 1.2 m or less into the rear yard.
2	An accessory building and residential accessory structure shall be subject to the minimum interior side yard of 1.5 m. [Section 4.1.2.1.a and 7.2.2, Table 7-3]	To permit a minimum interior side yard of 0.71 m to the proposed residential accessory structure.
3	A minimum distance of 0.6 m shall be required from any permitted encroachment to the nearest lot line. [Section 4.13.3]	To permit the eaves to encroach a maximum distance of 0.56 m from the interior side yard.
4	The minimum setback of an outdoor swimming pool (hot tub) to any lot line shall be 1.5 m. [Section 4.21.3]	To permit a minimum interior side yard setback of 0.9 m to the outdoor swimming pool. (hot tub).

HEARING INFORMATION
<b>DATE OF MEETING:</b> Thursday, June 19, 2025 <b>TIME:</b> 6:00 p.m. <b>MEETING LOCATION:</b> Vaughan City Hall, Woodbridge Room (2 <sup>nd</sup> Floor), 2141 Major Mackenzie Drive <b>LIVE STREAM LINK:</b> <a href="https://vaughan.ca/LiveCouncil">Vaughan.ca/LiveCouncil</a>
PUBLIC PARTICIPATION
<p>If you would like to speak to the Committee of Adjustment at the meeting, either remotely or in person, please complete the <a href="#">Request to Speak Form</a> and submit to <a href="mailto:cofa@vaughan.ca">cofa@vaughan.ca</a></p> <p>If you would like to submit written comments, please quote file number above and submit by mail or email to:</p> <p><b>Email:</b> <a href="mailto:cofa@vaughan.ca">cofa@vaughan.ca</a></p> <p><b>Mail:</b> City of Vaughan, Office of the City Clerk, Committee of Adjustment, 2141 Major Mackenzie Drive, Vaughan, ON, L6A 1T1</p>

HEARING INFORMATION
To speak electronically, pre-registration is required by completing the <a href="#">Request to Speak Form</a> on-line and submitting it to <a href="mailto:cofa@vaughan.ca">cofa@vaughan.ca</a> no later than NOON on the last business day before the meeting.
<b>THE DEADLINE TO REGISTER TO SPEAK ELECTRONICALLY OR SUBMIT WRITTEN COMMENTS ON THE ABOVE NOTED FILE(S) IS <u>NOON</u> ON THE LAST BUSINESS DAY BEFORE THE MEETING.</b>

INTRODUCTION
Staff and Agencies act as advisory bodies to the Committee of Adjustment. The comments contained in this report are presented as recommendations to the Committee.
Section 45(1) of the Planning Act sets the criteria for authorizing minor variances to the City of Vaughan’s Zoning By-law. Accordingly, review of the application may consider the following:
That the general intent and purpose of the by-law will be maintained.
That the general intent and purpose of the official plan will be maintained.
That the requested variance(s) is/are acceptable for the appropriate development of the subject lands.
That the requested variance(s) is/are minor in nature.
Public written and oral submissions relating to this application are taken into consideration by the Committee of Adjustment as part of its deliberations and final decision on this matter.

COMMITTEE OF ADJUSTMENT	
Date Public Notice Mailed:	June 5, 2025
Date Applicant Confirmed Posting of Sign:	June 9, 2025
Applicant Justification for Variances: <small>*As provided in Application Form</small>	Due to the current landscaping design, the accessory building must encroach on the rear and side lot lines
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:	
N/A	
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	
<a href="#">Link to Grading Permit</a> <a href="#">Link to Pool Permit</a> <a href="#">Link to Curb Curt Permit</a> <a href="#">Link Culvert Installation</a>	
The Owner / Applicant shall ensure that the proposed basement extension, enclosed sunroom and proposed shed do not negatively impact neighbours due to surface water runoff. The property should be properly graded, ensuring that surface water from the new residence doesn't flow onto adjacent lots in accordance with the City's Engineering Standards. It's important to note that new infill residences necessitate a Grading Permit. Once the Grading Permit is obtained, please reach out to the Development Engineering Reviewer to clear the Condition imposed on this application. The Development Engineering Department does not object to the Minor Variance application A179/24, 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 Engineering Permits page of

DEVELOPMENT ENGINEERING	
<a href="#">Link to Grading Permit</a> <a href="#">Link to Pool Permit</a> <a href="#">Link to Curb Curt Permit</a> <a href="#">Link Culvert Installation</a>	
	the City of Vaughan’s website: <a href="#">Engineering 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>

PARKS, FORESTRY & HORTICULTURE (PFH)	
No comments received to date.	
PFH Recommended Conditions of Approval:	None

DEVELOPMENT FINANCE	
No comment no concerns	
Development Finance Recommended Conditions of Approval:	None

BY-LAW AND COMPLIANCE, LICENSING AND PERMIT SERVICES	
No comments	
BCLPS Recommended Conditions of Approval:	None

BUILDING INSPECTION (SEPTIC)	
No comments received to date.	
Building Inspection Recommended Conditions of Approval:	None

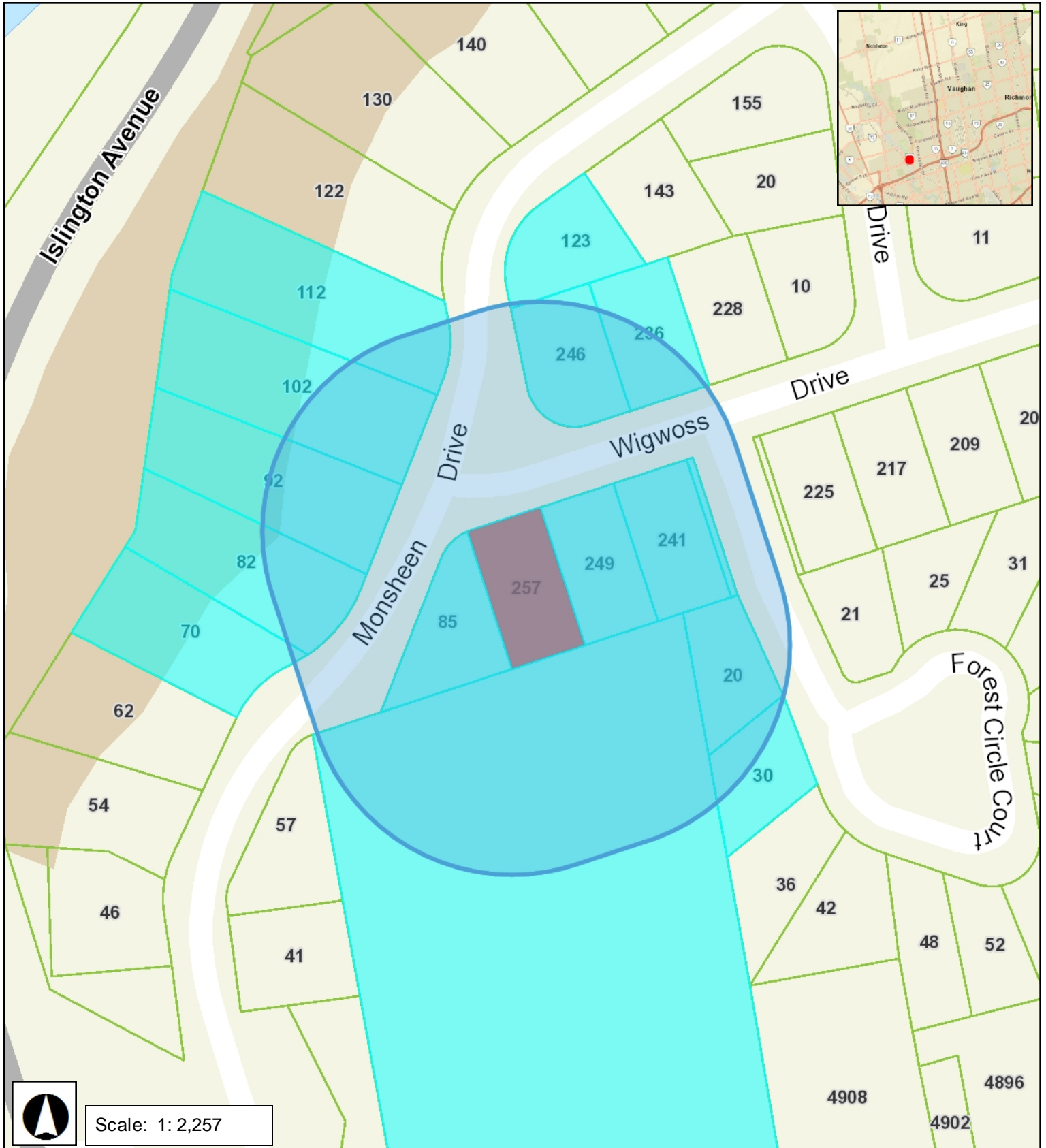
FIRE DEPARTMENT	
No comments received to date.	
Fire Department Recommended Conditions of Approval:	None

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:Rex.bondad@vaughan.ca">Rex.bondad@vaughan.ca</a>	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 Engineering Permits page of the City of Vaughan’s website: <a href="#">Engineering 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>
2	Parks, Forestry and Horticulture Operations <a href="mailto:kari.sthyrhansen@vaughan.ca">kari.sthyrhansen@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.
All conditions of approval, unless otherwise stated, are considered to be incorporated into the approval “ <b>if required</b> ”. 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	
<p><b>CONDITIONS:</b> 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 (<b>see condition chart above for contact</b>). 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.</p>	
<p><b>APPROVALS:</b> Making any changes to your proposal after a decision has been made may impact the validity of the Committee's decision.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p>	
<p><b>DEVELOPMENT CHARGES:</b> 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.</p> <p>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.</p> <p>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</p> <p>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.</p>	
<p><b>NOTICE OF DECISION:</b> 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 <b>not</b> receive notice.</p>	









RECEIVED  
By andrea buchanan at 3:48 pm, Apr 07, 2025

WIGWOSS DRIVE (by Registered Plan 5081)

P.I.N. 03298-0469

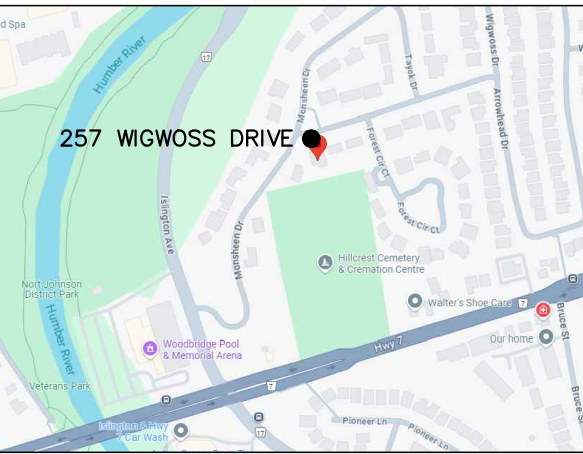
DRAWING NOTES

SITE INFORMATION TAKEN FROM SURVEYOR'S REAL PROPERTY REPORT - PART 1 PLAN OF SURVEY OF LOT 46, REGISTERED PLAN 5081, CITY OF VAUGHAN, REGIONAL MUNICIPALITY OF YORK, BY GREATER TORONTO SURVEYING INC., ONTARIO LAND SURVEYORS, DATED 11 OCTOBER, 2019

SITE STATISTICS

ZONING	R1B
LOT AREA	1114.2 M2
LOT COVERAGE	
HOUSE FOOTPRINT	260.4 M2 (2803 SF)
NEW OUTBUILDING	35.0 M2 (377 SF)
TOTAL COVERAGE	295.4 M2 (3180 SF)
LOT COVERAGE	26.5%

NOTE: EXISTING HOUSE SETBACKS AND FLOOR AREA TAKEN FROM PERMIT DRAWINGS FOR 257 WIGWOSS DRIVE BY ARCHITECTURAL CONTEMPO STUDIO DATED 2019/10/16.



KEY PLAN  
NTS

Date	Description	By
04 APR/25	DIMENSIONS ADDED	BA
04 MAR/25	EXISTING GRADES ADDED	BA
12 NOV/24	PLANNING COMMENTS	BA
21 OCT/24	ISSUED FOR VARIANCE	BA
03 OCT/24	ISSUED FOR REVIEW	BA
31 JAN/24	ISSUED FOR REVIEW	BA

REVISIONS



This drawing is not to be used for construction until signed by the Architect.

Date	JANUARY 2024
Drawn	BA
Checked	
Approved	
CAD Version	AUTOCAD 2022

These drawings shall not be scaled. The Contractor shall verify all dimensions, datums, and levels prior to beginning the Work. All errors and omissions to be reported immediately to the Architect. Variations and modifications to work shown on this drawing shall not be carried out without the written consent of the Architect. This drawing is the exclusive property of the Architect and shall not be reproduced without the Architect's permission.

ben homes

Brian Awde Architect Inc.  
628 Cummer Avenue North York  
Ontario M2K 2M8  
Tel: (416) 226-5183 Fax: (416) 580-3813  
e-mail: brianawde@sympatico.ca

Project  
NEW CABANA  
257 WIGWOSS DRIVE  
VAUGHAN ONTARIO

Drawing Name:

SITE PLAN

Scale	1:100	Revision No	6
Project No	23.08	Drawing No	A-1





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

Internal Departments *Comments Received	Conditions Required		Nature of 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

External Agencies *Comments Received	Conditions Required		Nature of Comments *See Schedule B for full 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

**Date:** April 15<sup>th</sup> 2025

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

**RE:** Request for Comments

**File No.:**

**Related Files:** **A179-24**

**Applicant:** Ben Homes

**Location** 257 Wigwoss 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), 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

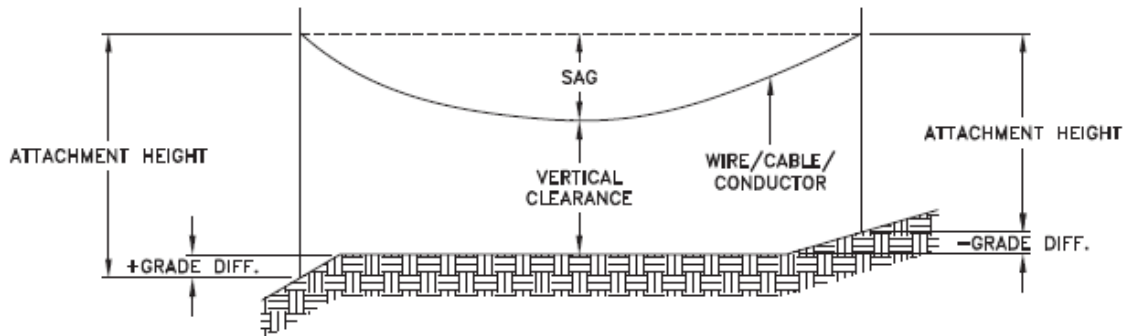
**E-mail:** [stephen.cranley@alecrautilities.com](mailto:stephen.cranley@alecrautilities.com)

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

**Email:** [Mitchell.Penner@alecrautilities.com](mailto: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 <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"

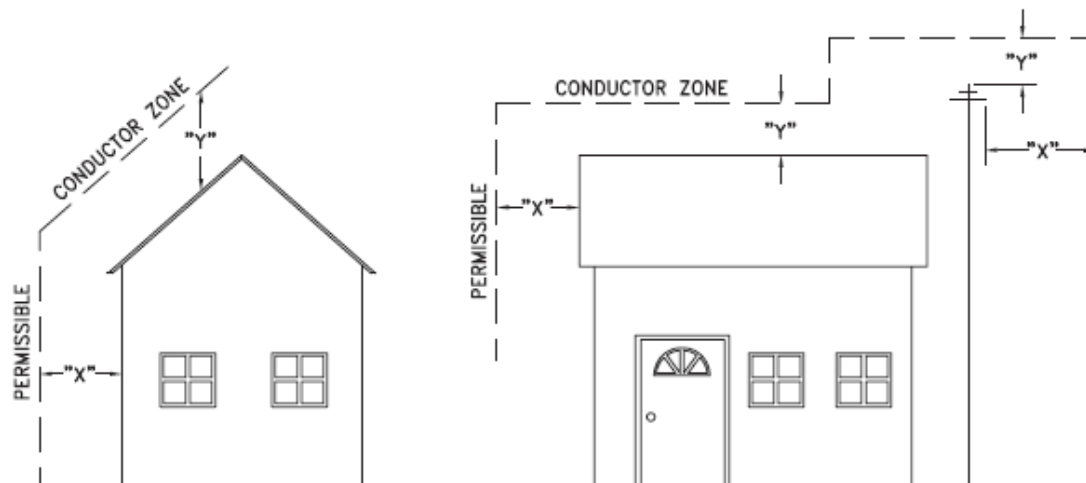
**REFERENCES**

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 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).

CONVERSION TABLE	
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)

ORIGINAL ISSUE DATE: 2010-MAY-05 REVISION NO: REVISION DATE:

PS:\System Planning and Standards\Standard Design\PowerStream Standards\PowerStream Standards working folder\Section 3\3-4\DWG 03-4 R0 May 5, 2010.dwg, 5/5/2010 8:22:02 AM, Adobe PDF

**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

**To:** Committee of Adjustment

**From:** Gregory Seganfreddo, Building Standards Department

**Date:** April 11, 2025

**Applicant:** Ben Homes

**Location:** 257 Wigwoss Drive  
PLAN RP5081 Lot 46

**File No.(s):** A179/24

**Zoning Classification:**

The subject lands are zoned R1B (EN) (Established Neighbourhood) and subject to the provisions under Zoning By-law 001-2021, as amended.

#	Zoning By-law 001-2021	Variance requested
1	An uncovered platform, with a floor height of 1.2 m or less as measured at any point from grade and including access stairs may encroach into a rear yard a maximum of <b>2.4 m</b> . [Section 4.13, Table 4-1]	To permit a maximum encroachment of <b>5.04 m</b> for an uncovered platform with floor height of 1.2 m or less into the rear yard.
2	An accessory building and residential accessory structure shall be subject to the minimum interior side yard of <b>1.5 m</b> . [ Section 4.1.2.1.a and 7.2.2, Table 7-3]	To permit a minimum interior side yard of <b>0.71 m</b> to the proposed residential accessory structure.
3	A minimum distance of <b>0.6 m</b> shall be required from any permitted encroachment to the nearest lot line. [Section 4.13.3]	To permit the eaves to encroach a maximum distance of <b>0.56 m</b> from the interior side yard.
4	The minimum setback of an outdoor swimming pool (hot tub) to any lot line shall be <b>1.5 m</b> . [Section 4.21.3]	To permit a minimum interior side yard setback of <b>0.9 m</b> to the outdoor swimming pool. (hot tub).

**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. 24-111626 for Shed/Gazebo - New, Issue Date: (Not Yet Issued)

**Other Comments:**

Zoning By-law 001-2021	
1	None.

General Comments	
2	The applicant shall be advised that additional variances may be required upon review of detailed drawing for building permits.

**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:** June 6, 2025

**Name of Owner:** Shawn Peeblees

**Location:** 257 Wigwoss Drive

**File No.(s):** A179/24

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**Proposed Variance(s):**

1. To permit a maximum encroachment of **5.04 m** for an uncovered platform with floor height of 1.2 m or less into the rear yard.
2. To permit a minimum interior side yard of **0.71 m** to the proposed residential accessory structure (Cabana).
3. To permit the eaves to encroach a maximum distance of **0.56 m** from the interior side yard.
4. To permit a minimum interior side yard setback of **0.9 m** to the outdoor swimming pool (Hot Tub).

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

1. An uncovered platform, with a floor height of 1.2 m or less as measured at any point from grade and including access stairs may encroach into a rear yard a maximum of **2.4 m**.
2. An accessory building and residential accessory structure shall be subject to the minimum interior side yard of **1.5 m**.
3. A minimum distance of **0.6 m** shall be required from any permitted encroachment to the nearest lot line.
4. The minimum setback of an outdoor swimming pool (hot tub) to any lot line shall be **1.5 m**.

**Official Plan:**

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

**Comments:**

The Owner is seeking relief to permit a cabana, raised platform, and hot tub in the rear yard with the above noted variances.

The Development and Parks Planning Department has no objections to Variance 1 to permit a 5.04 m encroachment of the proposed raised platform into the required rear yard. The section of the platform closest to the rear lot line is approximately 0.15 m higher than the existing grade. The platform is not anticipated to incur any privacy or access concerns.

The Development and Parks Planning Department has no objections to Variances 2 and 3 to permit a reduced setback for the proposed cabana and to permit the eaves of the cabana to encroach further into the west interior side yard. The proposed flat roof cabana is compliant with the maximum height and lot coverage provisions. A row of cedar trees exists along the west interior side yard to provide visual screening. The reduced setback is not anticipated to incur any negative impacts on the neighbouring property. The proposed 0.56 m setback to the eaves of the cabana maintains sufficient separation to mitigate any stormwater management impacts.

There is an easement area is depicted along the rear lot line on the site plan submitted by the applicant. The Owner has provided documentations indicating the removal of the easement rights from the title of the property. Legal staff have reviewed the documentations and are satisfied that the easement rights are no longer applicable and will not impact the proposed cabana.

The Development and Parks Planning Department has no objections to Variance 4 to reduce the setback of the proposed hot tub to 0.9 m from the west interior side lot line. A row of cedar trees exists along the west lot line to provide noise and visual screening. The

reduced setback is not anticipated to incur any negative impacts on the neighbouring property and is sufficient for access and maintenance.

Accordingly, the Development and Parks Planning Department supports the requested variance 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:**

Harry Zhao, Planner

Janany Nagulan, Senior Planner

**From:** [Joshua Lacaria](#)  
**To:** [Committee of Adjustment Mailbox](#)  
**Subject:** [External] RE: A179/24 (257 Wigwoss Drive) - REQUEST FOR COMMENTS, CITY OF VAUGHAN  
**Date:** Monday, April 14, 2025 12:58:44 PM

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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,

**Joshua Lacaria**

Planner

Development Planning and Permits | Development and Engineering Services

T: [\(437\) 880-2347](tel:437-880-2347)

E: [joshua.lacaria@trca.ca](mailto:joshua.lacaria@trca.ca)

A: [5 Shoreham Drive, Toronto, ON, M3N 1S4](#) | [trca.ca](http://trca.ca)





**From:** [Development Services](#)  
**To:** [Committee of Adjustment Mailbox](#)  
**Subject:** [External] RE: A179/24 (257 Wigwoss Drive) - REQUEST FOR COMMENTS, CITY OF VAUGHAN  
**Date:** April-15-25 2:53:06 PM

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Good afternoon,

The Regional Municipality of York has completed its review of the above minor variance and has no comment.

Regards,

*Gabrielle*

**Gabrielle Hurst MCIP, RPP** | Associate Planner, Development Planning, Economic and Development Services Branch | The Regional Municipality of York | 1-877 464 9675 ext 71538 | [gabrielle.hurst@york.ca](mailto:gabrielle.hurst@york.ca) | [www.york.ca](http://www.york.ca)

**SCHEDULE C: PUBLIC & APPLICANT CORRESPONDENCE**

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

**SCHEDULE D: BACKGROUND**

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