

ITEM: 6.3	REPORT SUMMARY MINOR VARIANCE APPLICATION FILE NUMBER A075/25
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Report Date: Thursday, July 24, 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 type="checkbox"/>	No <input checked="" type="checkbox"/>	General Comments
Forestry	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

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
N/A				

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



## MINOR VARIANCE APPLICATION FILE NUMBER A075/25

<b>CITY WARD #:</b>	3
<b>APPLICANT:</b>	Daniel & Christina Wasserman
<b>AGENT:</b>	Adam Grossi (First Avenue Properties)
<b>PROPERTY:</b>	120 Sandy's Drive, Woodbridge
<b>ZONING DESIGNATION:</b>	See below.
<b>VAUGHAN OFFICIAL PLAN (2010) DESIGNATION:</b>	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 the construction of a proposed dwelling.

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

**The subject lands are zoned RE (EN), Estate Residential Zone (Established Neighbourhood and subject to Exception 14.82 under Zoning Bylaw 001-2021.**

#	Zoning By-law 001-2021	Variance requested
1	A minimum northerly interior side yard of <b>4.5 m</b> is required. <b>[Section 4.5, Table 7-3]</b>	To permit a minimum northerly interior side yard of <b>2.74 m</b> .
2	A minimum southerly interior side yard of <b>4.5 m</b> is required. <b>[Section 4.5, Table 7-3]</b>	To permit a minimum southerly interior side yard of <b>2.41 m</b> .
3	A minimum front yard of <b>15 m</b> is required. <b>[Section 4.5, Table 7-3]</b>	To permit a minimum front yard of <b>13.73 m</b> .
4	A maximum encroachment of <b>0.6 m</b> is permitted into the minimum required front yard. <b>[4.13]</b>	To permit an ornamental building feature to encroach a maximum of <b>4.08 m</b> into the minimum required front yard.
5	A maximum encroachment of <b>0.5 m</b> is permitted into the minimum required front yard. <b>[4.13]</b>	To permit a canopy, attached and permanent, to encroach a maximum of <b>4.08 m</b> into the minimum required front yard.

### HEARING INFORMATION

**DATE OF MEETING:** Wednesday, July 30, 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](https://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.

HEARING INFORMATION
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.

INTRODUCTION
<p>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.</p> <p>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:</p> <p>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.</p> <p>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.</p>

COMMITTEE OF ADJUSTMENT	
Date Public Notice Mailed:	July 16, 2025
Date Applicant Confirmed Posting of Sign:	July 16, 2025
Applicant Justification for Variances: <small>*As provided in Application Form</small>	Reduced setbacks required for proposed dwelling.
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>
<p>The proposed two-storey residential dwelling can increase to the existing storm drainage flows having adverse effects on the neighbour's property. The Owner/Applicant must submit an application and obtain an approved Grading Permit prior to starting any work on the property related to the proposed two-storey dwelling. The Owner/Applicant is responsible for ensuring that positive drainage is maintained and that the construction does not create any surface drainage issues on adjacent private or public lands, in accordance with the City of Vaughan's Engineering Standards.</p> <p>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: &lt;a href=https://www.vaughan.ca/about-city-vaughan/departments/development-engineering/permits&gt;Permits   City of Vaughan&lt;/a&gt; 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> <p>The Owner / Applicant shall apply for a Pool Permit with the Development Engineering (DE) Department. Please visit the grading permits page at City of Vaughan website to learn how to apply for the Pool Permit. If you have any question about Pool Grading Permit, please contact the Development Engineering Department through email at <a href="mailto:DEPermits@vaughan.ca">DEPermits@vaughan.ca</a>.</p>			

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>	
<p>The Owner / Applicant shall submit an application for a Road Occupancy Permit for the proposed modification to the existing circular driveway. Applications for the permit can be submitted either by email to <a href="mailto:Utility.Coordinator@vaughan.ca">Utility.Coordinator@vaughan.ca</a> or in person at the Joint Operations Center located at 2800 Rutherford Road. The Owner / Applicant is responsible for restoring all affected areas, including ditches and boulevards, to their original condition. Please refer to the <a href="https://www.vaughan.ca/residential/roads-and-traffic/road-occupancy-permit-municipal-consent-and-road-closure-application">https://www.vaughan.ca/residential/roads-and-traffic/road-occupancy-permit-municipal-consent-and-road-closure-application</a> Road Occupancy Permit, Municipal Consent and Road Closure Application   City of Vaughan page on the City of Vaughan website.</p> <p>For your proposed modification of an existing circular driveway, the Roads Operations Department installs and replaces curbs for Vaughan residents and businesses. All curb cut / reinstallation work within the municipal right-of-way requires City approval and coordination. To apply for new curb culvert installation or replacement, you must call Service Vaughan at 905-832-2281.</p> <p>The Transportation and Fleet Management Services maintains and repairs ditches and culverts. The Owner / Applicant shall apply and obtain the necessary Culvert/Reinstating Permit. For instructions on applying for the Culvert/Reinstating Permit, please refer to the <a href="https://www.vaughan.ca/residential/roads-and-traffic/roads/curb-cuts-and-driveway-widening">https://www.vaughan.ca/residential/roads-and-traffic/roads/curb-cuts-and-driveway-widening</a> Curb Cuts and Driveway Widening   City of Vaughan page on the City of Vaughan website.</p> <p>The Development Engineering Department does not object to the Minor Variance application A075/25.</p>	
<b>Development Engineering Recommended Conditions of Approval:</b>	None

PARKS, FORESTRY & HORTICULTURE (PFH)	
Recommended condition of approval listed below.	
<b>PFH Recommended Conditions of Approval:</b>	The Applicant/owner shall obtain a “Private Property Tree Removal & Protection Permit - Construction or Infill” through the forestry division prior to any construction works on the subject property.

DEVELOPMENT FINANCE	
<p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p>	
<b>Development Finance Recommended Conditions of Approval:</b>	None

BY-LAW AND COMPLIANCE, LICENSING AND PERMIT SERVICES	
No comments received to date.	
<b>BCLPS Recommended Conditions of Approval:</b>	None

BUILDING INSPECTION (SEPTIC)	
No comments received to date.	

BUILDING INSPECTION (SEPTIC)		
Building Inspection Recommended Conditions of Approval:		None

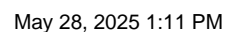
FIRE DEPARTMENT		
No comments received to date.		
Fire Department Recommended Conditions of Approval:		None

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	Parks, Forestry and Horticulture Operations <a href="mailto:zachary.quizzetti@vaughan.ca">zachary.quizzetti@vaughan.ca</a>	The Applicant/owner shall obtain a “Private Property Tree Removal & Protection Permit - Construction or Infill” through the forestry division prior to any construction works on the subject property.
<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>		

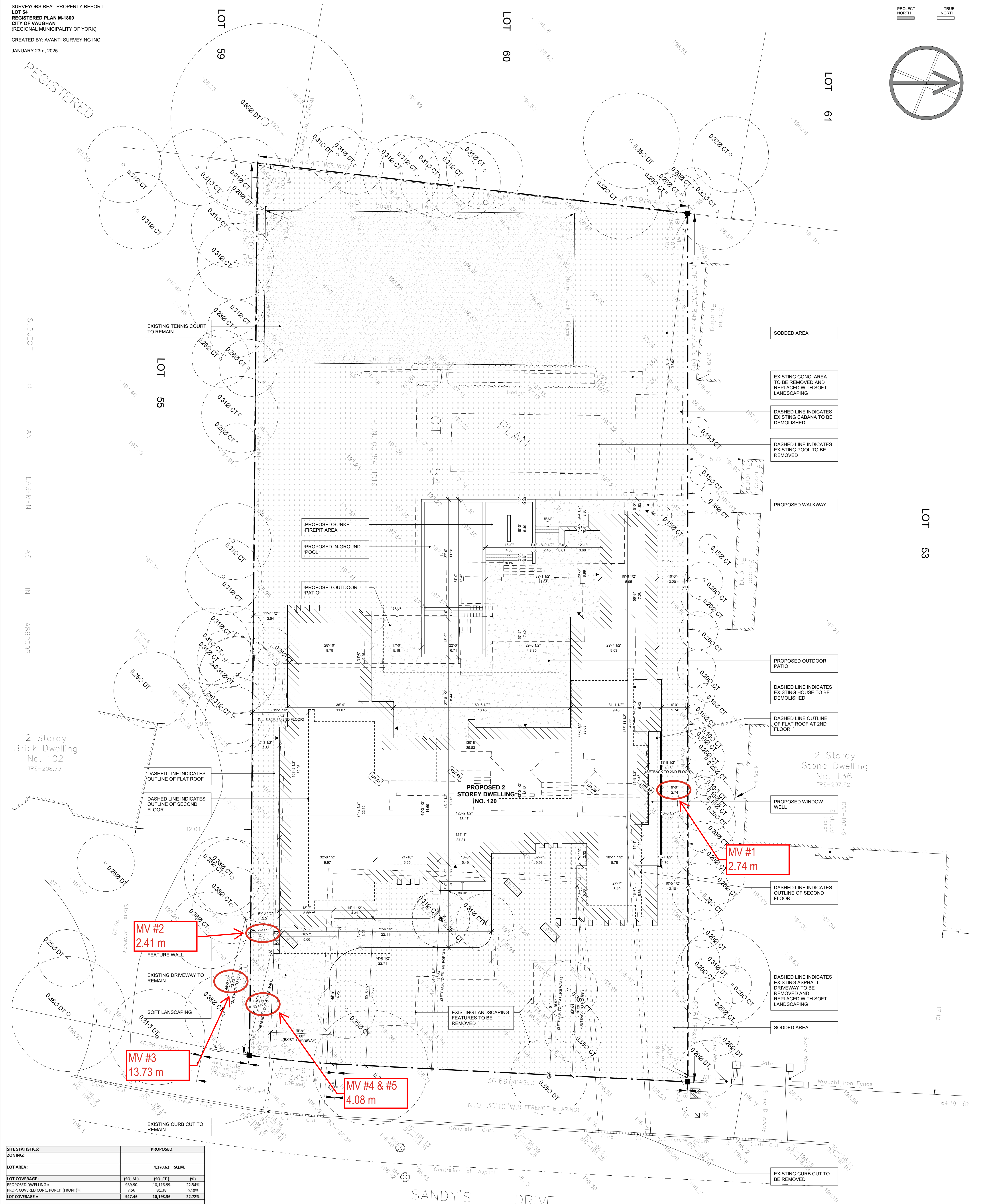
IMPORTANT INFORMATION
<p><b>CONDITIONS:</b> It is the responsibility of the owner/applicant and/or authorized agent to obtain and provide a clearance letter from respective department and/or agency (<b>see condition chart above for contact</b>). This letter must be provided to the Secretary-Treasurer 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>

**SCHEDULE A: DRAWINGS & PLANS**









SITE STATISTICS:		PROPOSED		
ZONING:				
LOT AREA:		4,170.62 SQ.M.		
LOT COVERAGE:		(SQ. M.)	(SQ. FT.)	(%)
PROPOSED DWELLING +		939.50	10,116.99	22.54%
PROP. COVERED CONC. PORCH (FRONT) =		7.65	81.38	0.18%
LOT COVERAGE =		947.16	10,198.36	22.72%
G.E.A.:		PROPOSED		
GARAGE AREA =		194.42	2,092.72	4.66%
PROPOSED FIRST FLOOR W/ GARAGE =		725.27	7,806.73	17.39%
PROPOSED FIRST FLOOR W/OUT GARAGE =		530.85	5,714.02	12.73%
PROPOSED FIRST FLOOR W/ OUT G. (T.B.) =		608.03	6,591.99	5.78%
PROPOSED G.E.A. =		938.88	10,106.01	22.51%
FRONT YARD LANDSCAPE:		PROPOSED		
FRONT YARD AREA =		682.54	7,346.79	17.59%
EXISTING DRIVEWAY =		82.96	892.97	12.15%
PROPOSED FRONT YARD LANDSCAPE =		599.58	6,453.82	87.85%
PROP. WALKWAY =		37.58	404.51	5.51%
PROPOSED FRONT YARD LANDSCAPE (SOFT) =		562.00	6,049.31	93.73%
REAR YARD LANDSCAPE:		PROPOSED		
REAR YARD AREA =		2,146.42	23,103.85	55.67%
PROPOSED OUTDOOR PATIO =		313.12	3,349.04	14.50%
SUNKEN FIREPT =		33.15	356.82	1.54%
PROPOSED WALKWAY =		24.58	264.58	1.15%
EXISTING TENNIS COURT =		611.79	5,658.86	23.84%
PROPOSED IN-GROUND POOL =		110.45	1,188.67	5.15%
PROPOSED REAR YARD LANDSCAPE (SOFT) =		1,265.68	13,626.65	58.97%

EPIC DESIGNS INC.		GENERAL NOTES:				DRAWING TITLE		DRAWING NO.	
DO NOT SCALE DRAWINGS		1. DRAWING NOTES		The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to design the work shown on this drawing.		SITE PLAN		A1	
CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ANY OMISSIONS OR DISCREPANCIES TO EPIC DESIGNS INC. BEFORE PROCEEDING WITH WORK		LEGEND:		QUALIFICATION INFORMATION Required unless design is exempt under 3.2.4.3.(1) Division C of the building code					
		S.A. <input type="radio"/> SMOKE ALARM		MARGO VIEIRA 25562 BCIN					
		C.M.D. <input type="radio"/> CARBON MONOXIDE DETECTOR		NAME: MARGO VIEIRA					
		<input checked="" type="radio"/> MECHANICAL VENTILATION		REGISTRATION INFORMATION Required unless design is exempt under 3.2.4.1, Division C of the building code					
ALL PRINTS AND SPECIFICATIONS ARE THE PROPERTY OF EPIC DESIGNS INC. AND SHALL NOT BE COPIED IN PART OR WHOLE WITHOUT PRIOR WRITTEN PERMISSION.		S.B. <input type="radio"/> SOLID WOOD BEARING		EPIC DESIGNS INC. 30118 BCIN					
		P.L. <input type="radio"/> POINT LOAD		FIRM NAME					
		F.D. <input type="radio"/> FLOOR DRAIN							
		A.D. <input type="radio"/> AREA DRAIN							
		<input type="checkbox"/> NEW PARTITION WALL							
		<input checked="" type="checkbox"/> LOAD BRG.							
				</					



**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:** June 12<sup>th</sup> 2025

**Attention:** **Catherine Saluri**

**RE:** Request for Comments

**File No.:**

**Related Files:** **A075-25**

**Applicant:** Dan Wasserman

**Location** 120 Sandy's 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

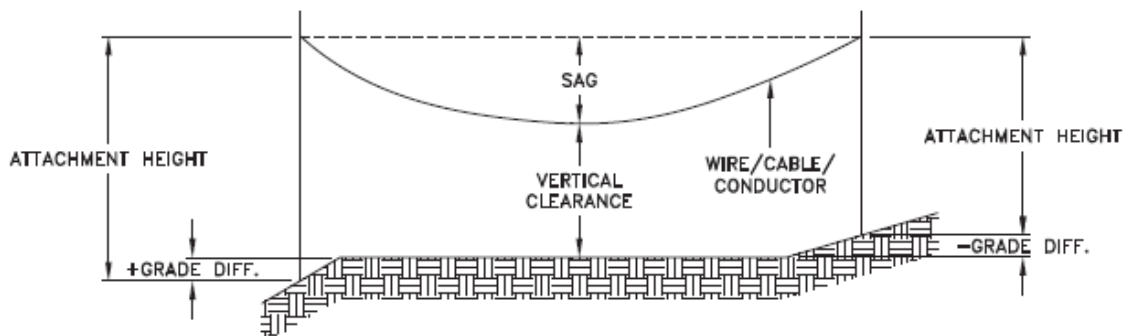
**E-mail:** [stephen.cranley@alectrautilities.com](mailto:stephen.cranley@alectrautilities.com)

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"

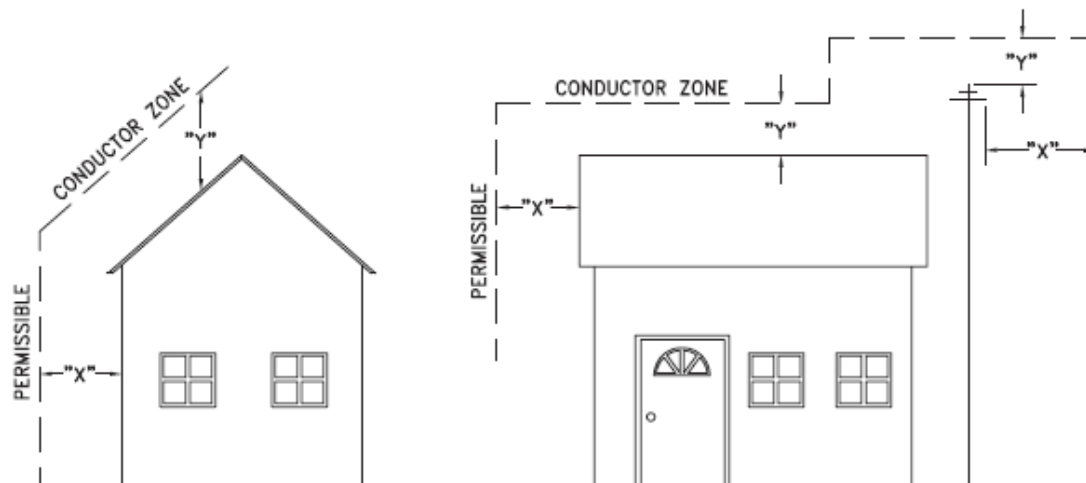
**REFERENCES**

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).

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:** Catherine Saluri, Building Standards Department  
**Date:** June 9, 2025  
**Applicant:** Dan Wasserman  
**Location:** 120 Sandy's Drive  
Plan M1800, Lot 54  
**File No.(s):** A075/25

**Zoning Classification:**

The subject lands are zoned RE (EN), Estate Residential Zone (Established Neighbourhood and subject to Exception 14.82 under Zoning Bylaw 001-2021.

#	Zoning By-law 001-2021	Variance requested
1	A minimum northerly interior side yard of <b>4.5 m</b> is required. <b>[Section 4.5, Table 7-3]</b>	To permit a minimum northerly interior side yard of <b>2.74 m</b> .
2	A minimum southerly interior side yard of <b>4.5 m</b> is required. <b>[Section 4.5, Table 7-3]</b>	To permit a minimum southerly interior side yard of <b>2.41 m</b> .
3	A minimum front yard of <b>15 m</b> is required. <b>[Section 4.5, Table 7-3]</b>	To permit a minimum front yard of <b>13.73 m</b> .
4	A maximum encroachment of <b>0.6 m</b> is permitted into the minimum required front yard. <b>[4.13]</b>	To permit an ornamental building feature to encroach a maximum of <b>4.08 m</b> into the minimum required front yard.
5	A maximum encroachment of <b>0.5 m</b> is permitted into the minimum required front yard. <b>[4.13]</b>	To permit a canopy, attached and permanent, to encroach a maximum of <b>4.08 m</b> into the minimum required front yard.

**Staff Comments:**

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

There are no outstanding Orders on file.

**Building Permit(s) Issued:**

A demolition permit is required for the demolition of the existing buildings.  
A building permit is required for the construction of the proposed dwelling.

**Other Comments:**

General Comments	
1	The applicant shall be advised that additional variances may be required upon review of detailed drawing for building permit.
2	It is recommended that the owner consult with the Fire Prevention Department at the City of Vaughan for regulations regarding the burning of materials for the proposed sunken firepit area as shown on the Site Plan.
3	A home office is shown on the second floor plan. The Owner shall be advised that the use of a Home Occupation shall comply with Section 5.9 Home Occupation of the zoning bylaw
4	This application has been reviewed for the construction of a single detached dwelling only.



**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:** July 18, 2025

**Name of Owners:** Dan Wasserman, Christina Wasserman

**Location:** 120 Sandy's Drive

**File No.(s):** A075/25

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**Proposed Variance(s):**

1. To permit a minimum northerly interior side yard of **2.74 m**.
2. To permit a minimum southerly interior side yard of **2.41 m**.
3. To permit a minimum front yard of **13.73 m**.
4. To permit an ornamental building feature to encroach a maximum of **4.08 m** into the minimum required front yard.
5. To permit a canopy, attached and permanent, to encroach a maximum of **4.08 m** into the minimum required front yard.

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

1. A minimum northerly interior side yard of **4.5 m** is required.
2. A minimum southerly interior side yard of **4.5 m** is required.
3. A minimum front yard of **15 m** is required.
4. A maximum encroachment of **0.6 m** is permitted into the minimum required front yard.
5. A maximum encroachment of **0.5 m** is permitted into the minimum required front yard.

**Official Plan:**

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

**Comments:**

The Owners are seeking relief to permit a new two-storey single-detached dwelling with the above noted variances.

The Development and Parks Planning Department has no objections to Variances 1 and 2 to permit reduced setbacks from the interior side lot lines to the proposed dwelling. The proposed setbacks of 2.74 m and 2.41 m are sufficient for access and maintenance. The proposed dwelling has a compliant height and the reduced setbacks are not anticipated to incur negative massing impacts. Mature vegetation exists along the northern and southern interior side lot lines to provide buffer for the reduced setbacks. The applicant submitted an arborist report and tree preservation plan prepared by The Real Tree Masters Inc. on July 11<sup>th</sup>, 2025. Forestry staff have reviewed the arborist report and tree preservation plan and do not have concerns with the proposed protection measures for the existing mature vegetation along the northern and southern interior side lot lines.

The Development and Parks Planning Department has no objections to Variance 3 to reduce the minimum permitted front yard setback from 15 m to 13.73 m. The proposed minimum setback of 13.73 m is measured to the southeast corner of the dwelling containing the garage, whereas the majority of the dwelling has a compliant setback from the front lot line. The front yard is proposed to contain a variety of landscaping features as well as mature vegetation. The proposed minimum front yard setback is not anticipated to incur visual impacts on the public realm.

The Development and Parks Planning Department has no objections to Variances 4 and 5 to permit increased encroachments into the front yard by the proposed ornamental slats and canopy. The proposed features extend 2.81 m beyond the front wall of the dwelling and are setback 10.92 m from the front lot line. The proposed slats and canopy are ornamental features resembling a porch, and are not anticipated to have massing impacts.

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:** [Cameron McDonald](#)  
**To:** [Committee of Adjustment Mailbox](#)  
**Subject:** [External] RE: A075/25 - 120 SANDY'S DRIVE - REQUEST FOR COMMENTS, CITY OF VAUGHAN  
**Date:** Monday, June 16, 2025 9:51:24 AM

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



**From:** [Development Services](#)  
**To:** [Committee of Adjustment Mailbox](#)  
**Subject:** [External] RE: A075/25 - 120 SANDY'S DRIVE - REQUEST FOR COMMENTS, CITY OF VAUGHAN  
**Date:** Thursday, June 12, 2025 1:06:09 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.

Best,

**Gabrielle Hurst MCIP, RPP**

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 8V3

**O:** 905-830-4444 ext. 71538 | [developmentservices@york.ca](mailto:developmentservices@york.ca) |

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**SCHEDULE C: PUBLIC & APPLICANT CORRESPONDENCE**

Correspondence Type	Name	Address	Date Received (mm/dd/yyyy)	Summary
N/A				

SCHEDULE D: BACKGROUND

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