ITEM: 6.11

REPORT SUMMARY MINOR VARIANCE APPLICATION FILE NUMBER A090/25

Report Date: August 15, 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 <u>website</u>.

Internal Departments *Comments Received	Conditions Required		Nature of Comments
Committee of Adjustment	Yes □	No ⊠	General Comments
Building Standards (Zoning)	Yes □	No ⊠	General Comments
Development Planning	Yes ⊠	No □	Recommend Approval w/Conditions
Development Engineering	Yes □	No □	Application Under Review
Forestry	Yes ⊠	No □	General Comments w/Conditions
Development Finance	Yes □	No ⊠	General Comments

External Agencies *Comments Received	Conditions Required		Nature of Comments *See Schedule B for full comments
Alectra	Yes □	No ⊠	General Comments
TRCA	Yes □	No ⊠	General Comments
Region of York	Yes □	No ⊠	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
Applicant			08/06/2025	Photos

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

* 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 A090/25

CITY WARD #:	3
APPLICANT:	Jacques Bishara
AGENT:	N/A
PROPERTY:	606 Chancellor 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 proposed pool to be located in the rear yard and exterior side yard.

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

The subject lands are zoned R2A(EN) – Second Density Residential Zone (Established Neighbourhood) under Zoning By-law 001-2021, as amended.

#	Zoning By-law 001-2021	Variance requested
1	An outdoor swimming pool shall not be permitted in any front yard or exterior side yard of a lot. [Section 4.21.2]	To permit a swimming pool partially located in the exterior side yard.
2	An outdoor swimming pool shall be subject to the minimum required exterior side yard requirement of the principal dwelling. The minimum exterior side yard required is 4.5 metres. [Section 4.21.5 and Table 7-4]	To permit a swimming pool to be located 1.8 metres from an exterior side lot line.

HEARING INFORMATION

DATE OF MEETING: Thursday, August 21, 2025

TIME: 6:00 p.m.

MEETING LOCATION: Vaughan City Hall, Woodbridge Room (2nd Floor), 2141 Major Mackenzie Drive

LIVE STREAM LINK: Vaughan.ca/LiveCouncil

PUBLIC PARTICIPATION

If you would like to speak to the Committee of Adjustment at the meeting, either remotely or in person, please complete the Request to Speak Form and submit to cofa@vaughan.ca

If you would like to submit written comments, please quote file number above and submit by mail or email to:

Email: cofa@vaughan.ca

Mail: City of Vaughan, Office of the City Clerk, Committee of Adjustment, 2141 Major Mackenzie Drive, Vaughan, ON, L6A 1T1

To speak electronically, pre-registration is required by completing the Request to Speak Form on-line and submitting it to cofa@vaughan.ca no later than NOON on the last business day before the meeting.

THE DEADLINE TO REGISTER TO SPEAK ELECTRONICALLY OR SUBMIT WRITTEN COMMENTS ON THE ABOVE NOTED FILE(S) IS <u>NOON</u> ON THE LAST BUSINESS DAY BEFORE THE MEETING.

INTRODUCTION

Staff and Agencies act as advisory bodies to the Committee of Adjustment. The comments contained in this report are presented as recommendations to the Committee.

Section 45(1) of the Planning Act sets the criteria for authorizing minor variances to the City of Vaughan's Zoning By-law. Accordingly, review of the application may consider the following:

That the general intent and purpose of the by-law will be maintained.

That the general intent and purpose of the official plan will be maintained.

That the requested variance(s) is/are acceptable for the appropriate development of the subject lands. That the requested variance(s) is/are minor in nature.

Public written and oral submissions relating to this application are taken into consideration by the Committee of Adjustment as part of its deliberations and final decision on this matter.

COMMITTEE OF ADJUSTMENT		
Date Public Notice Mailed:	August 7, 2025	
Date Applicant Confirmed Posting of Sign:	August 5, 2025	
Applicant Justification for Variances: *As provided in Application Form	This is the only location we can have a swimming pool on side of the house	
Was a Zoning Review Waiver (ZRW) Form submitted by Applicant: *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.	Yes □ No ⊠	
COMMENTS:		
None		
Committee of Adjustment Recommended Conditions of Approval:	None	

BUILDING STANDARDS (ZONING)		
**See Schedule B for Building Standards (Zoning) Comments		
Building Standards Recommended Conditions of Approval: None		

DEVELOPMENT PLANNING		
**See Schedule B for Development Planning Comments.		
Development Planning Recommended Conditions of Approval: That the Owner provide photographic evidence of the removal of the existing shed in accordance with the approved site plan drawing to the satisfaction of the Development and Parks Planning Department.		

DEVELOPMENT ENGINEERING

<u>Link to Grading Permit</u> <u>Link to Pool Permit</u> <u>Link to Curb Curt Permit</u> <u>Link Culvert Installation</u>

The Owner / Applicant shall apply for a 'Pool Grading 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 DEPermits@vaughan.ca.

Development Engineering
Recommended Conditions of
Approval:

TBD

TBD

PARKS, FORESTRY & HORTICULTURE (PFH)		
Recommended condition of approval.		
PFH Recommended Conditions of Approval: The Applicant/owner shall obtain a "Private Property Protection Permit" through the forestry division prior to any construction works on the subject property.		

	DEVELOPMENT FINANCE
No comment no concerns	

DEVELOPMENT FINANCE 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 Planning	That the Owner provide photographic evidence
	Harry.zhao@vaughan.ca	of the removal of the existing shed in
		accordance with the approved site plan
		drawing to the satisfaction of the Development
		and Parks Planning Department.
2	Development Engineering	TBD
	jonal.hall@vaughan.ca	
3	Parks, Forestry and Horticulture Operations	The Applicant/owner shall obtain a "Private
	zachary.guizzetti@vaughan.ca	Property Protection Permit" through the
		forestry division prior to any construction works
		on the subject property.

All conditions of approval, unless otherwise stated, are considered to be incorporated into the approval "if required". If a condition is no longer required after an approval is final and binding, the condition may be waived by the respective department or agency requesting conditional approval. A condition cannot be waived without written consent from the respective department or agency.

IMPORTANT INFORMATION

CONDITIONS: It is the responsibility of the owner/applicant and/or authorized agent to obtain and provide a clearance letter from respective department and/or agency (see condition chart above for contact). This letter must be provided to the Secretary-Treasurer to be finalized. All conditions must be cleared prior to the issuance of a Building Permit.

APPROVALS: Making any changes to your proposal after a decision has been made may impact the validity of the Committee's decision.

An approval obtained from the Committee of Adjustment, where applicable, is tied to the building envelope shown on the plans and drawings submitted with the application and subject to the variance approval.

A building envelope is defined by the setbacks of the buildings and/or structures shown on the plans and drawings submitted with the application, as required by Ontario Regulation 200/96. Future development outside of an approved building envelope, where a minor variance was obtained, must comply with the provisions of the City's Zoning By-law.

Elevation drawings are provided to reflect the style of roof (i.e. flat, mansard, gable etc.) to which a building height variance has been applied. Where a height variance is approved, building height is applied to the style of roof (as defined in the City's Zoning By-law) shown on the elevation plans submitted with the application.

Architectural design features that are not regulated by the City's Zoning By-law are not to be considered part of an approval unless specified in the Committee's decision.

IMPORTANT INFORMATION

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.

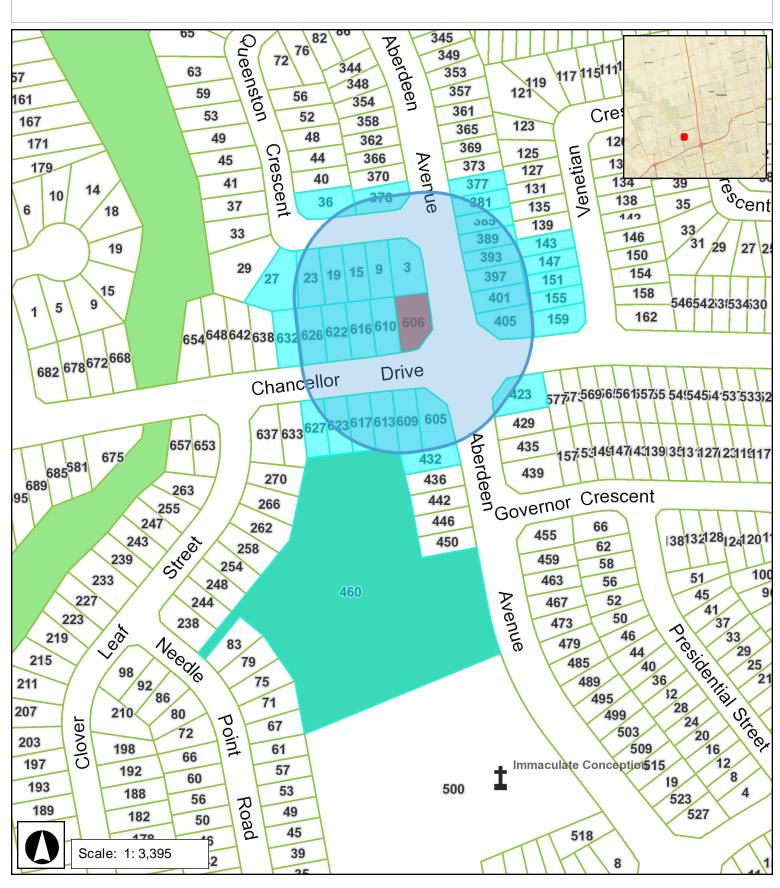
That the payment of the City Development Charge, if required, is payable to the City of Vaughan before issuance of a building permit in accordance with the Development Charges Act and the City's Development Charges By-law in effect at the time of payment.


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





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

Internal Departments *Comments Received	Conditions Required		Nature of Comments
Building Standards (Zoning)	Yes □	No ⊠	General Comments
Development Planning	Yes ⊠	No □	Recommend Approval w/Conditions

External Agencies *Comments Received	Conditions Required		Nature of Comments *See Schedule B for full comments
Alectra	Yes □	No ⊠	General Comments
TRCA	Yes □	No ⊠	General Comments
Region of York	Yes □	No ⊠	General Comments



Date: July 23rd 2025

Attention: Christian Tinney

RE: Request for Comments

File No.: A090-25

Related Files:

Applicant Jack Bishara

Location 606 Chancellor Drive



COMMENTS:

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

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

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

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

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

References:

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

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

Stephen Cranley, C.E.T Mitchell Penner

Supervisor, Distribution Design, ICI & Layouts (North)

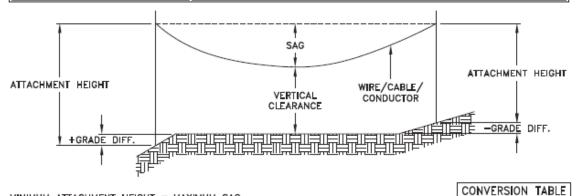
Supervisor, Distribution Design-Subdivisions

Supervisor, Distribution Design-Subdivisions

Phone: 1-877-963-6900 ext. 31297 **Phone**: 416-302-6215



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



- MINIMUM ATTACHMENT HEIGHT = MAXIMUM SAG + MINIMUM VERTICAL CLEARANCE (FROM ABOVE TABLE)
 - GRADE DIFFERENCE

 - + 0.3m (VEHICLE OR RAILWAY LOCATION) + SNOW DEPTH (PEDESTRIAN LOCATION, SEE NOTE 3)

NOTES:

- 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.

REFERENCES				
SAGS	AND	TENSIONS	SECTION	02

METRIC

810cm

760cm 730cm

520cm

480cm

442cm 370cm

340cm

310cm 250cm IMPERIAL (APPROX)

27'-0" 25'-4"

24'-4" 17'-4"

16'-0' 15'-5

10'-4

8'-4

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

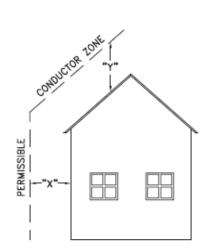
ORIGINAL ISSUE DATE: 2010-DEC-24 REVISION NO: R1 REVISION DATE: 2012-JAN-09

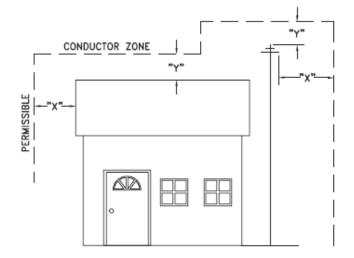
Certificate of Approval This construction Standard meets the safety requirements of Section 4 of Regulation 22/04		
Joe Crozier, P.Eng. Name	2012-JAN-09 Date	
P.Eng. Approval By:	Joe Crozier	



Construction Standard

03 - 4





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

- $\underline{\mathsf{NOTES}}$ under no circumstances shall a conductor be permitted to penetrate the envelope shown by the dotted line.
- THE VERTICAL CLEARANCES ARE UNDER CONDITIONS OF MAXIMUM DESIGN SAG.
- THE HORIZONTAL CLEARANCES ARE UNDER CONDITIONS OF MAXIMUM SWING. WHERE THE CONDUCTOR SWING IS NOT KNOWN A HORIZONTAL CLEARANCE OF 480CM SHALL BE USED.
- 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.
- IN SITUATIONS SUCH AS MULTI-LEVEL GARAGES, WHERE ROOFS ARE NORMALLY USED BY PERSONS AND VEHICLES, THE VERTICAL CLEARANCES OF POWERSTREAM STANDARD 03-1SHALL APPLY.
- 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 CONJUCTION 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).

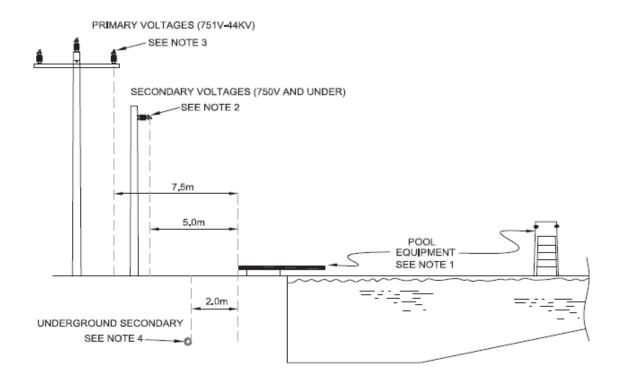
CONVERSION TABLE		
METRIC IMPERIAL (APPROX)		
480cm	16'-0"	
300cm	10'-0"	
250cm	8'-4"	
100cm	¥1_4**	

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. P.Eng. Approval By: D. Dadwani

ORIGINAL ISSUE DATE: 2010—MAY—05 REVISION NO: REVISION DATE: PSSystem Planching and Standards/Standard Design/PowerStream Standards/PowerStream Standards worthing (editor/Section 33-9/JWG 03-4 RD May 5, 2010, d V5/2010 8:22502 AM.





NOTES:

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

MINIMUM CLEARANCES FOR
CONDUCTORS ADJACENT
TO SWIMMING POOLS

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

CONVERSION TABLE		
METR I C	(APPROX.)	
7.5m	24'-6"	
5.0m	16'-3"	
2.0m	6'-6"	

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

Certificate of Approval This construction Standard meets the safety requirements of Section 4 of Regulation 22/04		
Joe Crozier, P.Eng. Name	2013-JUN-12 Date	
P.Eng. Approval By:	Joe Crozier	



To: Committee of Adjustment

From: Faegheh Gholami, Building Standards Department

Date: August 6, 2025

Applicant: Jack Bishara

Location: 606 Chancellor Drive

PLAN 65M2176 Lot 179

File No.(s): A090/25

Zoning Classification:

The subject lands are zoned R2A(EN) – Second Density Residential Zone (Established Neighbourhood) under Zoning By-law 001-2021, as amended.

#	Zoning By-law 001-2021	Variance requested	
1	An outdoor swimming pool shall not be permitted in any front	To permit a swimming pool	
	yard or exterior side yard of a lot .	partially located in the exterior	
	[Section 4.21.2]	side yard.	
2	An outdoor swimming pool shall be subject to the minimum	To permit a swimming pool to be	
	required exterior side yard requirement of the principal dwelling.	located 1.8 metres from an	
	The minimum exterior side yard required is 4.5 metres .	exterior side lot line.	
	[Section 4.21.5 and Table 7-4]		

Staff Comments:

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

Building Permit(s) Issued:

Other Comments:

Ger	General Comments			
1	The applicant shall be advised that additional variances may be required upon review of detailed			
	drawing for building permit/site plan approval.			

Conditions of Approval:

If the committee finds merit in the application, the following conditions of approval are recommended.

^{*} Comments are based on the review of documentation supplied with this application.

From: <u>Jonal Hall</u>

To: <u>Committee of Adjustment Mailbox</u>

Cc: <u>Harry Zhao</u>; <u>Janany Nagulan</u>; <u>Alyssa Pangilinan</u>

Subject: A090/25 Vaughan - Engineering - Complete No Conditions (Gianluca Russo)

Date: July-22-25 3:05:15 PM

Please note that Vaughan - Engineering process is now complete for a COA folder with the following details:

File No: A090/25

Type: Minor Variance - Minor Type 1

Address: 606 Chancellor Dr

Comments:The Owner / Applicant shall apply for a 'Pool Grading 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 DEPermits@vaughan.ca.

Conditions:





To: Christine Vigneault, Committee of Adjustment Secretary Treasurer

From: Nancy Tuckett, Director of Development and Parks Planning

Date: August 13, 2025

Name of Owner: Jack Bishara

Location: 606 Chancellor Drive

File No.(s): A090/25

Proposed Variance(s):

1. To permit a swimming pool partially located in the exterior side yard.

2. To permit a swimming pool to be located **1.8 m** from an exterior side lot line.

By-Law 001-2021 Requirement(s):

- 1. An outdoor swimming pool shall not be permitted in any front yard or exterior side yard of a lot.
- 2. An outdoor swimming pool shall be subject to the minimum required exterior side yard requirement of the principal dwelling. The minimum exterior side yard required is **4.5 m**.

Official Plan:

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

Comments:

The Owners are seeking relief to permit an outdoor swimming pool with the above noted variances.

The Development and Parks Planning Department has no objections to Variances 1 and 2 to permit the proposed location of the outdoor swimming pool to be partially within the exterior side yard with a setback of 1.8 m from the exterior side lot line. The property is a corner lot, and the exterior side yard has sufficient space to accommodate the proposed pool. Wood privacy fencing exists along the rear and exterior side lot lines to provide noise and visual buffers for the proposed pool. The proposed 1.8 m setback provides sufficient separation 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:

1. That the Owner provide photographic evidence of the removal of the existing shed in accordance with the approved site plan drawing to the satisfaction of the Development and Parks Planning Department.

Comments Prepared by:

Harry Zhao, Planner Janany Nagulan, Senior Planner From: <u>Cameron McDonald</u>

To: <u>Committee of Adjustment Mailbox</u>

Subject: [External] RE: A090/25 - 606 CHANCELLOR DRIVE - REQUEST FOR COMMENTS, CITY OF VAUGHAN

Date: Wednesday, July 23, 2025 10:43:32 AM

CAUTION! This is an external email. Verify the sender's email address and carefully examine any links or attachments before clicking. If you believe this may be a phishing email, please use the Phish Alert Button.

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

E: cameron.mcdonald@trca.ca

A: 5 Shoreham Drive, Toronto, ON, M3N 1S4 | trca.ca





From: Patel, Parthvi R.

To: <u>Committee of Adjustment Mailbox</u>

Subject: [External] RE: A090/25 - 606 CHANCELLOR DRIVE - REQUEST FOR COMMENTS, CITY OF VAUGHAN

Date: Monday, July 21, 2025 6:19:59 PM

CAUTION! This is an external email. Verify the sender's email address and carefully examine any links or attachments before clicking. If you believe this may be a phishing email, please use the Phish Alert Button.

Hello,

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

Thank you,

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.

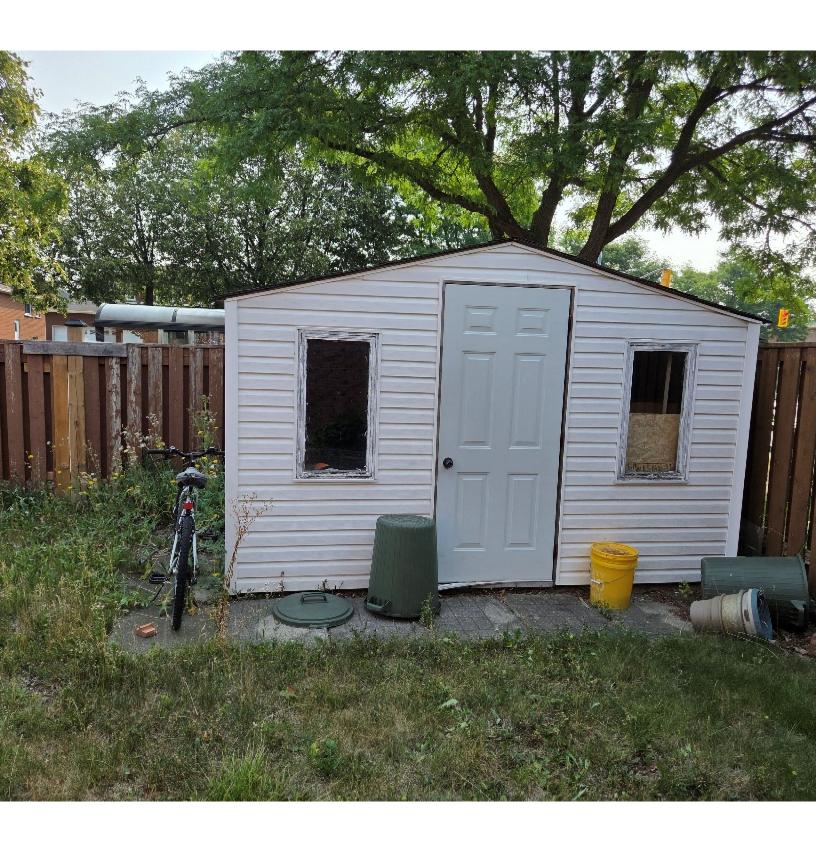
Parthvi Patel | Associate Planner, Development Planning | Economic and Development Services Branch | Corporate Services Department

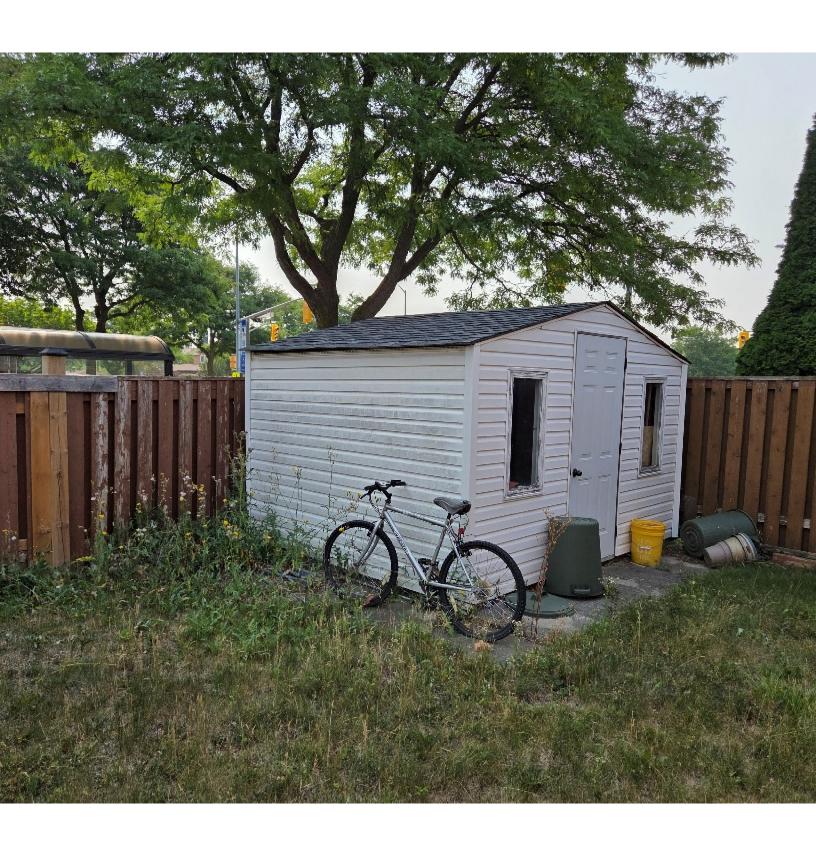
The Regional Municipality of York | 17250 Yonge Street | Newmarket, ON L3Y 6Z1 1-877-464-9675 | parthvir.patel@york.ca

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

SCHEDULE C: PUBLIC & APPLICANT CORRESPONDENCE

Correspondence Type	Name	Address	Date Received (mm/dd/yyyy)	Summary
Applicant			08/06/2025	Photos





SCHEDULE D: BACKGROUND

None