

ITEM: 6.12	REPORT SUMMARY MINOR VARIANCE APPLICATION FILE NUMBER A151/24
------------	---

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 [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 type="checkbox"/>	Application Under Review
Forestry	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	General Comments
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
TRCA	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

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			06/27/2025	Application Cover Letter
Applicant			06/12/2025	Retaining wall height photo
Applicant			06/12/2025	Window well depth photo
Public	Domenic & Eva Lombardi	236 Roseheath Drive	08/13/2025	Letter of Support
Public	Danny Cioccio	259 Glenkindie Avenue	08/13/2025	Letter of Support
Public	Domenic Diclemente	263 Glenkindie Avenue	08/13/2025	Letter of Support
Public	Larry & Andrea Walmsley	267 Glenkindie Avenue	08/13/2025	Letter of Support
Public	Illegible	271 Glenkindie Avenue	08/13/2025	Letter of Support
Applicant				Site Grading Review Letter

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)

ADJOURNMENT HISTORY	
* Previous hearing dates where this application was adjourned by the Committee and public notice issued.	
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 A151/24

CITY WARD #:	1
APPLICANT:	Christine Camilleri
AGENT:	KLM Planning Partners Inc.
PROPERTY:	240 Roseheath Drive, Maple
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 an existing reduction in soft landscaping requirements in the front yard, a pool equipment concrete pad, a frame shed and bench and an outdoor swimming pool.

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

The subject lands are zoned R3(EN) – Third Density Residential Zone (Established Neighbourhood) and subject to the provisions of Exception 14.532 under Zoning By-law 001-2021, as amended.

#	Zoning By-law 001-2021	Variance requested
1	In a Residential Zone, where lot frontage is 12.0 m or greater, the minimum landscape requirement of the front yard containing the driveway shall be 50% , of which 60% shall be soft landscaping. [Section 4.19.1.2.b]	To permit a minimum front yard landscape of 38.8% of which a minimum of 60% to be soft landscaping in the yard which the driveway is located.
2	In the R3 Zone, any portion of a yard in excess of 135 m ² shall be comprised of a minimum of 60% soft landscape. [Section 4.19.1.1]	To permit a minimum of 54.8% of the area of the rear yard in excess of 135 sq. m. to be comprised of soft landscaping.
3	A minimum distance of 0.6m shall be required from any permitted encroachment to the nearest lot line. [4.13.3]	To permit a minimum distance of 0.35m from the pool equipment to the interior side lot line.
4	A residential accessory structure shall be subject to the minimum interior side yard requirements for the principal building on the lot, as indicated in the applicable zone. (1.2m) [Section 4.1.2.1.a & Schedule T-92]	To permit a minimum interior side yard of 0.78m for the residential accessory structure (Frame shed + Bench).
5	A residential accessory structure with a height greater than 2.8m shall not be located closer than 2.4m to any lot line. [Section 4.1.2.1b]	To permit a residential accessory structure with a height greater than 2.8m to be located a minimum of 0.56m from the interior side lot line.
6	A minimum distance of 0.6m shall be required from any permitted encroachment to the nearest lot line. [4.13.3]	To permit a minimum distance of 0.43m from the frame shed roof overhang to the interior side lot line.
7	The minimum setback of an outdoor swimming pool to any lot line shall be 1.5m . [4.21.3]	To permit an outdoor swimming pool with a minimum setback of 1.3m from the rear lot line.
8	The minimum setback of an outdoor swimming pool to any lot line shall be 1.5m . [4.21.3]	To permit an outdoor swimming pool with a minimum setback of 1.2m from the interior side lot line.

HEARING INFORMATION	
DATE OF MEETING: Thursday, August 21, 2025	
TIME: 6:00 p.m.	
MEETING LOCATION: Vaughan City Hall, Woodbridge Room (2 nd Floor), 2141 Major Mackenzie Drive	
LIVE STREAM LINK: Vaughan.ca/LiveCouncil	
PUBLIC PARTICIPATION	
If you would like to speak to the Committee of Adjustment at the meeting, either remotely or in person, please complete the Request to Speak Form and submit to cofa@vaughan.ca	
If you would like to submit written comments, please quote file number above and submit by mail or email to:	
Email: cofa@vaughan.ca	
Mail: City of Vaughan, Office of the City Clerk, Committee of Adjustment, 2141 Major Mackenzie Drive, Vaughan, ON, L6A 1T1	
To speak electronically, pre-registration is required by completing the Request to Speak Form on-line and submitting it to cofa@vaughan.ca no later than NOON on the last business day before the meeting.	
THE DEADLINE TO REGISTER TO SPEAK ELECTRONICALLY OR SUBMIT WRITTEN COMMENTS ON THE ABOVE NOTED FILE(S) IS NOON ON THE LAST BUSINESS DAY BEFORE THE MEETING.	

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

COMMITTEE OF ADJUSTMENT	
Date Public Notice Mailed:	August 7, 2025
Date Applicant Confirmed Posting of Sign:	August 5, 2025
Applicant Justification for Variances: <small>*As provided in Application Form</small>	Structures and landscaping are existing.
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:	
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:	None

DEVELOPMENT ENGINEERING	
Link to Grading Permit Link to Pool Permit Link to Curb Curt Permit Link Culvert Installation	
Application Under Review	
Development Engineering Recommended Conditions of Approval:	TBD

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 received to date.	
BCLPS Recommended Conditions of Approval:	None

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

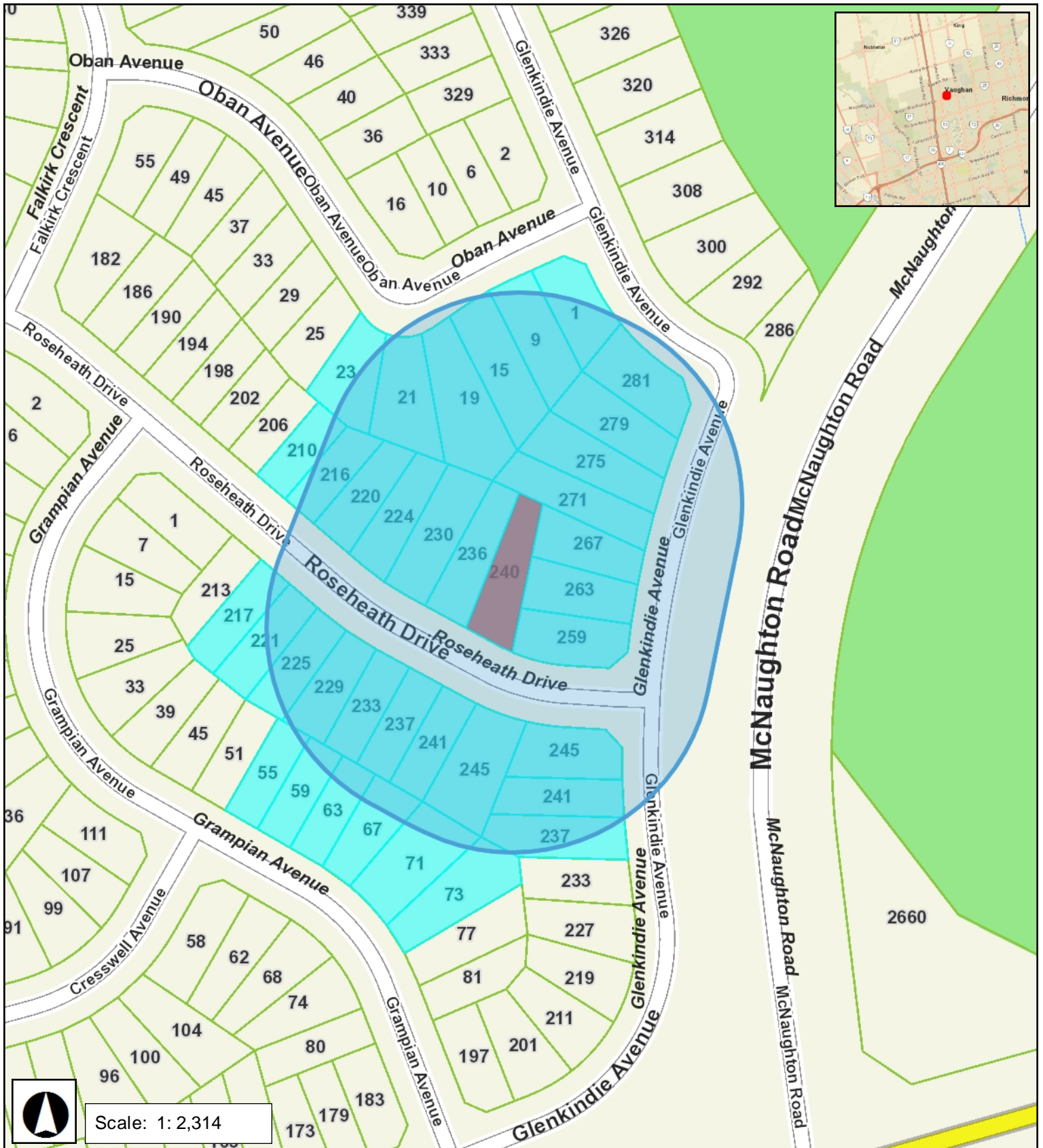
FIRE DEPARTMENT	
No comments received to date.	
Fire Department Recommended Conditions of Approval:	None

RECOMMENDED CONDITIONS OF APPROVAL SUMMARY		
Should the Committee find it appropriate to approve this application in accordance with request and the sketch submitted with the application, as required by Ontario Regulation 200/96, the following conditions have been recommended:		
#	DEPARTMENT / AGENCY	CONDITION
1	Development Engineering jonal.hall@vaughan.ca	TBD
<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	
CONDITIONS: It is the responsibility of the owner/applicant and/or authorized agent to obtain and provide a clearance letter from respective department and/or agency (see condition chart above for contact). This letter must be provided to the Secretary-Treasurer to be finalized. All conditions must be cleared prior to the issuance of a Building Permit.	

IMPORTANT INFORMATION	
<p>APPROVALS: 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>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.</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>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.</p>	

SCHEDULE A: DRAWINGS & PLANS



METRIC DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

LOT 4
REG'D PLAN 65M-3022

LOT 34
P.I.N. 03331-0159(LT)
SUBJECT TO A TEMPORARY EASEMENT FOR ENTRY
AS SET OUT IN INST. NO. LT1030398

SURVEYOR'S REAL PROPERTY REPORT
PART 1
PLAN OF
LOT 30
REGISTERED PLAN 65M-2981
CITY OF VAUGHAN
REGIONAL MUNICIPALITY OF YORK

SCALE = 1:150

GUIDO PAPA SURVEYING
A DIVISION OF J.D. BARNES LIMITED
© COPYRIGHT 2023

PART 2 - REPORT SUMMARY

MUNICIPALLY KNOWN AS NO. 240 ROSEHEATH DRIVE
LOT 30, REGISTERED PLAN 65M-2981
CITY OF VAUGHAN
REGIONAL MUNICIPALITY OF YORK

EASEMENTS OR RIGHT OF WAY

- SUBJECT TO TEMPORARY EASEMENT FOR ENTRY AS SET OUT IN INSTRUMENT NO. LT1026797

COMPLIANCE WITH MUNICIPAL ZONING BY-LAWS

No investigation with respect to Municipal Zoning requirement has been made in connection with this Report.

ADDITIONAL REMARKS

- MONUMENTS SHOWN AS "WIT" ARE WITNESS MONUMENTS AND ARE NOT AT THE PROPERTY CORNER.

- THE FENCES ARE AS SHOWN ON THE SURVEY PLAN.

- NOTE THAT THE SUBJECT PIN REFERS TO A TEMPORARY EASEMENT FOR ENTRY AS SET OUT IN INSTRUMENT NO. LT1026797 THAT SEEMS TO BE EXPIRED. PLEASE CONTACT YOUR LAWYER TO FURTHER INVESTIGATE THIS MATTER TO SEE IF THE EASEMENT IS STILL ACTIVE OR EXTINGUISHED.

THIS REPORT HAS BEEN PREPARED FOR "PARENTE BOREAN" AND GUIDO PAPA SURVEYING - A DIVISION OF J.D. BARNES LTD. ACCEPTS NO RESPONSIBILITY FOR USE BY OTHER PARTIES.

NOTE:
GUIDO PAPA SURVEYING - A DIVISION OF J.D. BARNES LTD. is not liable for use of this REPORT by any party or parties for FUTURE TRANSACTIONS or for any unrelated purposes.

This REPORT reflects conditions at time of survey. UPDATING may be required to issue ADDITIONAL COPIES subsequent to DATE of the SURVEYOR'S CERTIFICATE.

NOTE:

BEARINGS SHOWN HEREON ARE ASTRONOMIC AND ARE REFERRED TO THE NORTH LIMIT OF ROSEHEATH DRIVE AS SHOWN ON REG'D PLAN 65M-2981, HAVING A BEARING OF N61°30'00"W.

■	DENOTES	SURVEY MONUMENT FOUND
□	DENOTES	SURVEY MONUMENT SET
SIB	DENOTES	STANDARD IRON BAR
SSIB	DENOTES	SHORT STANDARD IRON BAR
IB	DENOTES	IRON BAR
CC	DENOTES	CUT CROSS
QU	DENOTES	ORIGIN UNKNOWN
WT	DENOTES	WITNESS
MS	DENOTES	MEASURED
P	DENOTES	REGISTERED PLAN 65M-2981
P2	DENOTES	SRPR BY DONALD E. ROBERTS LTD., O.L.S. DATED JANUARY 17, 1995 (REF. NO. 94-3946-9)
P3	DENOTES	SRPR BY DONALD E. ROBERTS LTD., O.L.S. DATED FEBRUARY 7, 2012 (REF. NO. 12-7640)
JDB	DENOTES	J.D. BARNES LTD. O.L.S.
1176	DENOTES	DONALD ROBERTS SURVEYING LTD. O.L.S.
PROD'N	DENOTES	ON PRODUCTION
SRPR	DENOTES	SURVEYOR'S REAL PROPERTY REPORT
BF	DENOTES	BOARD FENCE
CON	DENOTES	CONCRETE
COR	DENOTES	CORNER
STO	DENOTES	STONE
O/L	DENOTES	ON LINE
PAV	DENOTES	PAVERS
N,S,E,W	DENOTES	NORTH, SOUTH, EAST, WEST

ALL TIES ARE TO CONCRETE FOUNDATION EXCEPT NOTED OTHERWISE

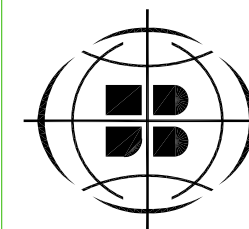
SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
- THE SURVEY WAS COMPLETED ON AUGUST 24, 2023.

AUGUST 29, 2023
DATE

DAGIAN N. PAPA
ONTARIO LAND SURVEYOR



GUIDO PAPA SURVEYING
A Division of
J. D. Barnes Limited

SURVEYING
MAPPING
GIS

9135 KEELE ST., UNIT B7, VAUGHAN, ON L4K 0J4
T: (289) 553-5961 F: (289) 553-5986 www.jdbarnes.com

DRAWN BY:	D.N.P.	CHECKED BY:	D.N.P.	REFERENCE NO.:	23-18-578-00
DATED: 08/29/2023					



THIS PLAN IS NOT VALID UNLESS IT IS AN EMBOSSED ORIGINAL COPY ISSUED BY THE SURVEYOR in accordance with Regulation 1026, Section 29(3).

ROSEHEATH DRIVE
(DEDICATED BY REGISTERED PLAN 65M-2981)
P.I.N. 03331-0734(LT)

LOT COVERAGE STATISTICS:

TOTAL LOT AREA = 665.36m²
MAIN BUILDING = 154.98m²
SUNROOM = 45.55m²
VYNIL SHED = 1.74m²
FRAME SHED = 5.98m²
FRAME SHED WITH BENCH = 9.17m²
TOTAL COVERAGE = 32.7%

REAR/FRONT YARD STATISTICS:

REAR YARD AREA = 230.2m²±
REAR YARD SOFT LANDSCAPE AREA = 52.2m²±
FRONT YARD AREA = 105.8m²±
FRONT YARD SOFT LANDSCAPE AREA = 29.9m²±
FRONT YARD HARD LANDSCAPE AREA A = 11.2m²±
FRONT YARD HARD LANDSCAPE AREA B = 64.7m²±

54.8%
#2

38.8%
#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
TRCA	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

Date: July 23rd 2025

Attention: **Faegheh Gholami**

RE: Request for Comments

File No.: **A151-24**

Related Files:

Applicant KLM Planning Partners Inc.

Location 240 Roseheath Drive

COMMENTS:

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

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

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

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

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

References:

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

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

Stephen Cranley, C.E.T

Mitchell Penner

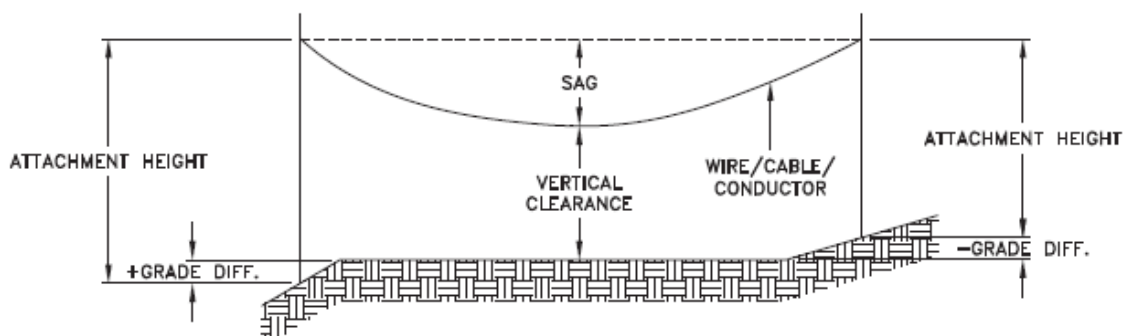
Supervisor, Distribution Design, ICI & Layouts (North)
Phone: 1-877-963-6900 ext. 31297

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

E-mail: stephen.cranley@alectrautilities.com

Email: 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 VEHICLES	442cm	442cm	480cm	520cm
OVER GROUND ACCESSIBLE TO PEDESTRIANS AND BICYCLES ONLY	250cm	310cm	340cm	370cm
ABOVE TOP OF RAIL AT RAILWAY CROSSINGS	730cm	730cm	760cm	810cm



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

NOTES:

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

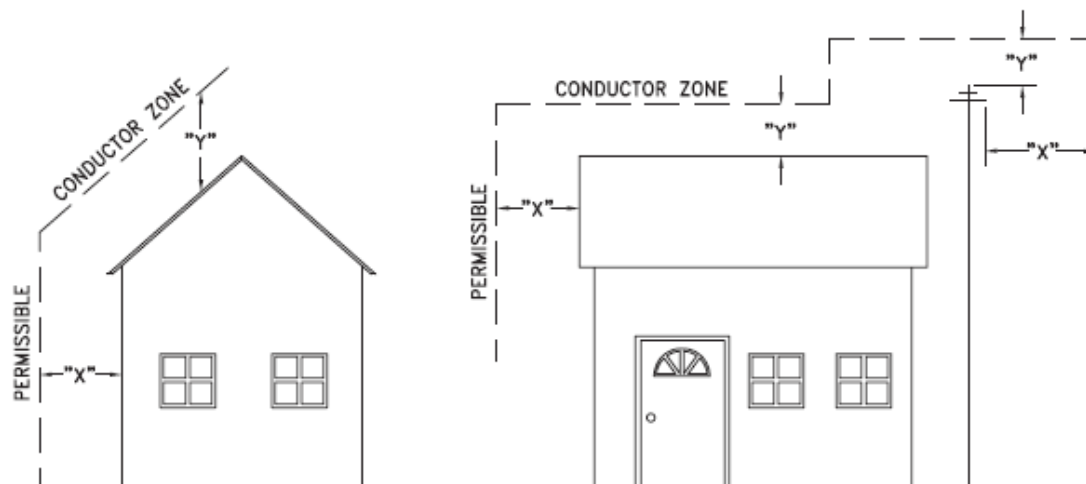
CONVERSION TABLE	
METRIC	IMPERIAL (APPROX)
810cm	27'-0"
760cm	25'-4"
730cm	24'-4"
520cm	17'-4"
480cm	16'-0"
442cm	15'-5"
370cm	12'-4"
340cm	11'-4"
310cm	10'-4"
250cm	8'-4"

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

REFERENCES	
SAGS AND TENSIONS	SECTION 02

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).

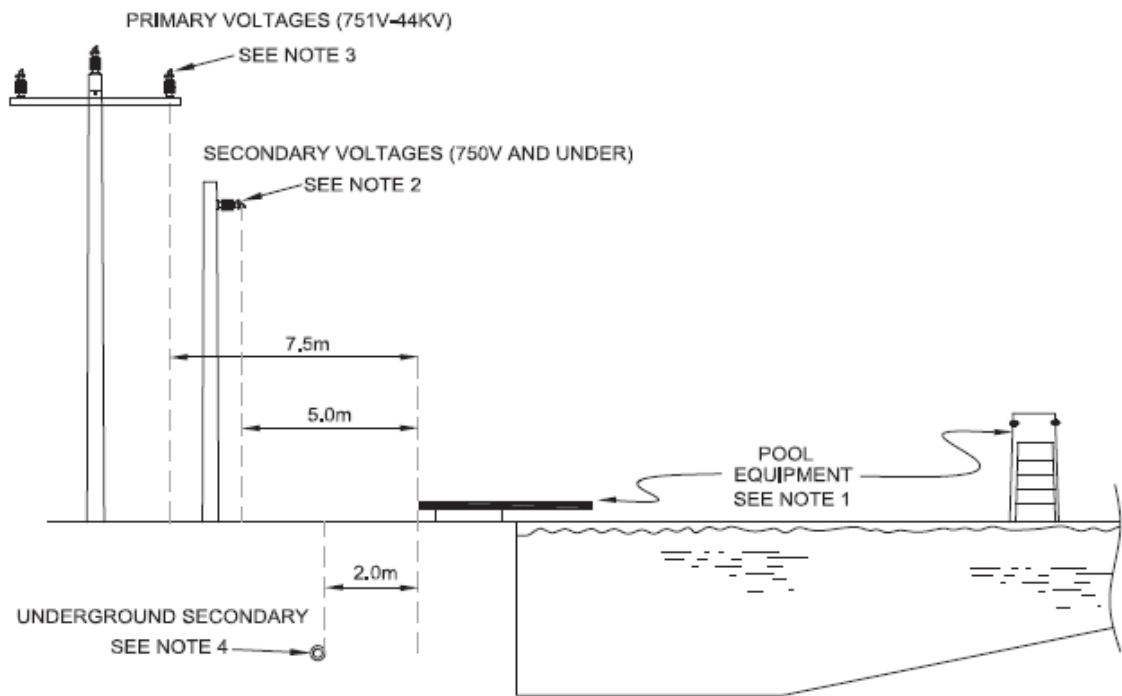
CONVERSION TABLE	
METRIC	IMPERIAL (APPROX)
480cm	16'-0"
300cm	10'-0"
250cm	8'-4"
100cm	3'-4"

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:

PowerStream Planning and Standards/Standard Design/PowerStream Standards/PowerStream Standards working folder/Section 2/3-4/03-4 R0 May 5, 2010.dwg, 5/5/2010 9:27:02 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: <u>D. Dadwani</u>	



NOTES:

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

CONVERSION TABLE	
METRIC	IMPERIAL (APPROX.)
7.5m	24'-6"
5.0m	16'-3"
2.0m	6'-6"

REFERENCES

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

**MINIMUM CLEARANCES FOR
CONDUCTORS ADJACENT
TO SWIMMING POOLS**

ORIGINAL ISSUE DATE: 2013-JUNE-12 REVISION NO: R0 REVISION DATE:

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

To: Committee of Adjustment

From: Faegheh Gholami, Building Standards Department

Date: July 24, 2025

Applicant: KLM Planning Partners Inc.

Location: 240 Roseheath Drive
PLAN 65M2981 Lot 30

File No.(s): A151/24

Zoning Classification:

The subject lands are zoned R3(EN) – Third Density Residential Zone (Established Neighbourhood) and subject to the provisions of Exception 14.532 under Zoning By-law 001-2021, as amended.

#	Zoning By-law 001-2021	Variance requested
1	In a Residential Zone, where lot frontage is 12.0 m or greater, the minimum landscape requirement of the front yard containing the driveway shall be 50% , of which 60% shall be soft landscaping. [Section 4.19.1.2.b]	To permit a minimum front yard landscape of 38.8% of which a minimum of 60% to be soft landscaping in the yard which the driveway is located.
2	In the R3 Zone, any portion of a yard in excess of 135 m ² shall be comprised of a minimum of 60% soft landscape. [Section 4.19.1.1]	To permit a minimum of 54.8% of the area of the rear yard in excess of 135 sq. m. to be comprised of soft landscaping.
3	A minimum distance of 0.6m shall be required from any permitted encroachment to the nearest lot line. [4.13.3]	To permit a minimum distance of 0.35m from the pool equipment to the interior side lot line.
4	A residential accessory structure shall be subject to the minimum interior side yard requirements for the principal building on the lot, as indicated in the applicable zone. (1.2m) [Section 4.1.2.1.a & Schedule T-92]	To permit a minimum interior side yard of 0.78m for the residential accessory structure (Frame shed + Bench).
5	A residential accessory structure with a height greater than 2.8m shall not be located closer than 2.4m to any lot line. [Section 4.1.2.1b]	To permit a residential accessory structure with a height greater than 2.8m to be located a minimum of 0.56m from the interior side lot line.
6	A minimum distance of 0.6m shall be required from any permitted encroachment to the nearest lot line. [4.13.3]	To permit a minimum distance of 0.43m from the frame shed roof overhang to the interior side lot line.
7	The minimum setback of an outdoor swimming pool to any lot line shall be 1.5m . [4.21.3]	To permit an outdoor swimming pool with a minimum setback of 1.3m from the rear lot line.
8	The minimum setback of an outdoor swimming pool to any lot line shall be 1.5m . [4.21.3]	To permit an outdoor swimming pool with a minimum setback of 1.2m from the interior side lot line.

Staff Comments:

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

Order No. 22-139324, Order to Comply for Construction of a second-floor rear deck with a sliding glass enclosed area under the said deck has been undertaken prior to obtaining the required building permit., Issue Date: Nov 11, 2022

Building Permit(s) Issued:

Building Permit No. 22-142620 for Single Detached Dwelling - Addition, Issue Date: (Not Yet Issued)

Other Comments:

General Comments	
1	The height of residential accessory structure shall be measured in accordance with the definitions in Section 3.0 DEFINITIONS of By-law 001-2021, as amended. Established grade shall be the approved grading at the time of the original building permit for the principal dwelling.
2	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.

To: Christine Vigneault, Committee of Adjustment Secretary Treasurer

From: Nancy Tuckett, Director of Development and Parks Planning

Date: August 13, 2025

Name of Owner: Christine Camilleri

Location: 240 Roseheath Drive, Maple

File No.(s): A151/24

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

1. To permit a minimum front yard landscape of 38.8% of which a minimum of 60% to be soft landscaping in the yard which the driveway is located.
2. To permit a minimum of 54.8% of the area of the rear yard in excess of 135 sq.m. to be comprised of soft landscaping.
3. To permit a minimum distance of 0.35m from the pool equipment to the interior side lot line.
4. To permit a minimum interior side yard of 0.78m for the residential accessory structure (Frame shed + Bench).
5. To permit a residential accessory structure with a height greater than 2.8m to be located a minimum of 0.56m from the interior side lot line.
6. To permit a minimum distance of 0.43m from the frame shed roof overhang to the interior side lot line.
7. To permit an outdoor swimming pool with a minimum setback of 1.3m from the rear lot line.
8. To permit an outdoor swimming pool with a minimum setback of 1.2m from the interior side lot line.

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

1. In a Residential Zone, where lot frontage is 12.0 m or greater, the minimum landscape requirement of the front yard containing the driveway shall be 50%, of which 60% shall be soft landscaping.
2. In the R3 Zone, any portion of a yard in excess of 135 m² shall be comprised of a minimum of 60% soft landscape.
3. A minimum distance of 0.6m shall be required from any permitted encroachment to the nearest lot line.
4. A residential accessory structure shall be subject to the minimum interior side yard requirements for the principal building on the lot, as indicated in the applicable zone. (1.2m)
5. A residential accessory structure with a height greater than 2.8m shall not be located closer than 2.4m to any lot line.
6. A minimum distance of 0.6m shall be required from any permitted encroachment to the nearest lot line.
7. The minimum setback of an outdoor swimming pool to any lot line shall be 1.5m.
8. The minimum setback of an outdoor swimming pool to any lot line shall be 1.5m.

Official Plan:

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

Comments:

The Owner is seeking relief to permit reduced soft landscaping in the front and rear yard of an existing dwelling; and to permit the location of pool equipment, an accessory structure, and swimming pool, with the above noted variances.

The Development and Parks Planning Department have no objection to Variance 1 to permit a minimum front yard landscape of 38.8% of which a minimum of 60% to be soft landscaping in the yard which the driveway is located, whereas the Zoning By-law states that the minimum landscape requirement of the front yard containing the driveway shall be 50%, of which 60% shall be soft landscaping. The existing front yard is predominantly hard landscaping due to the driveway and front walkway however, there is sufficient front yard soft landscaping consisting of the front lawn, tree, and garden beds immediately

adjacent to the paved driveway. The reduction of soft landscaping in the front yard is not anticipated to reduce the overall functionality of stormwater drainage on the property. The Development Engineering Department have also reviewed this application and do not have concerns with respect to draining and infiltration.

The Development and Parks Planning Department have no objection to Variance 2 to permit a minimum of 54.8% of the area of the rear yard in excess of 135 sq.m. to be comprised of soft landscaping, whereas the Zoning By-law requires 60% soft landscape. The perimeter of the rear yard has sufficient soft landscaping in the form of various garden beds, and existing tree plantings. The 5.2% reduction to soft landscaping in the rear yard is minimal in nature and is not anticipated to cause any adverse drainage issues on the property.

The Development and Parks Planning Department has no objections to Variance 3 to permit a minimum distance of 0.35m from the pool equipment to the interior side lot line, whereas the Zoning By-law permits a 0.6m encroachment. The pool equipment is located within the westerly interior side yard of the existing dwelling. There is sufficient spatial separation between the pool equipment and interior side lot line for maintenance access. The 0.35 m distance does not hinder the overall functionality of the interior side yard as a passageway to the rear yard.

The Development and Parks Planning Department have no objection to Variance 4 to permit a minimum interior side yard of 0.78 m for the residential accessory structure (frame shed), whereas the Zoning By-law requires 1.2 m. There is sufficient distance to permit maintenance access between the shed and interior side yard, if required. The Development Engineering Department have reviewed the information and have no objection.

The Development and Parks Planning Department have no objection to Variance 5 to permit a residential accessory structure (frame shed) to be located 0.56m from the interior side lot line, whereas the Zoning By-law states the structure shall not be located closer than 2.4m to any lot line. The second frame shed is appropriately setback from the interior side lot line, with enough space to permit maintenance access if required. The Development Engineering Department have reviewed the information and have no concerns. With respect to Variance 6, the Development and Parks Planning Department have no objections to permit the frame shed roof overhang to be 0.43m to the interior side lot line, whereas the Zoning By-law permits an encroachment of 0.6 m. The proposed reduced setback is not anticipated to incur any negative impacts on the neighbouring property. The Development Engineering Department have no concerns with respect to drainage from the frame shed.

The Development and Parks Planning Department has no objections to Variances 7 and 8 to permit the location of the outdoor swimming pool. Variance 7 is to permit the pool to have a minimum setback of 1.3 from the rear lot line, whereas the Zoning By-law requires a minimum of 1.5 m. Variance 8 is to permit the pool to be setback 1.2 m from the interior side lot line, whereas the Zoning By-law requires a minimum of 1.5 m. The reduced rear and interior side yard setbacks to the pool are minimal in nature. There is sufficient distance between the rear and interior side lot line for access around the perimeter of the pool. The outdoor pool is inground and will not cause any adverse massing impacts to the surrounding properties.

Accordingly, the Development and Parks Planning Department can support the requested variances and is of the opinion that the proposal is minor in nature, maintains the general intent and purpose of the Official Plan and Zoning By-law, and is desirable for the appropriate development of the land.

Recommendation:

The Development and Parks Planning Department recommends approval of the application.

Conditions of Approval:

If the Committee finds merit in the application, the following conditions of approval are recommended:

None.

Comments Prepared by:

Alyssa Pangilinan, Planner
Janany Nagulan, Senior Planner

From: [Cameron McDonald](#)
To: [Committee of Adjustment Mailbox](#)
Subject: [External] RE: A151/24 - 240 ROSEHEATH DRIVE - REQUEST FOR COMMENTS, CITY OF VAUGHAN
Date: July-24-25 1:59:52 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,

Based on a review of our screening mapping, I can confirm that the subject property is not located within TRCA's Regulated Area. As such, any site alteration or development on the property would not require a permit from the TRCA.

Based on the above, we have no comments/requirements.

Regards,

Cameron McDonald

Planner I

Development Planning and Permits | Development and Engineering Services

T: [\(437\) 880-1925](tel:(437)880-1925)

E: cameron.mcdonald@trca.ca

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



From: [Development Services](#)
To: [Committee of Adjustment Mailbox](#)
Subject: [External] RE: A151/24 - 240 ROSEHEATH DRIVE - REQUEST FOR COMMENTS, CITY OF VAUGHAN
Date: Friday, July 25, 2025 8:53:44 AM
Attachments: [image001.png](#)

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.

Good morning,

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

Regards,

Gabrielle Hurst MCIP, RPP

Associate Planner, Development Planning, Economic and Development Services Branch
Corporate Services Department

The Regional Municipality of York | 17250 Yonge Street | Newmarket, ON L3Y 8V3

O: 905-830-4444 ext. 71538 | developmentservices@york.ca |

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

For more information check us out at www.york.ca/developmentservices

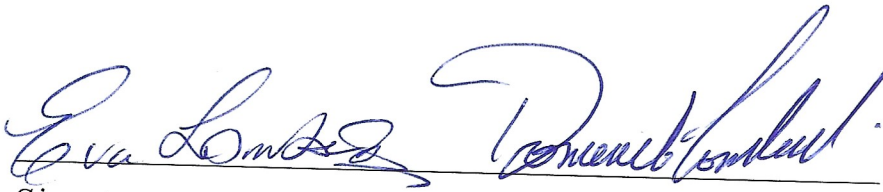
SCHEDULE C: PUBLIC & APPLICANT CORRESPONDENCE

Correspondence Type	Name	Address	Date Received (mm/dd/yyyy)	Summary
Applicant			06/27/2025	Application Cover Letter
Applicant			06/12/2025	Retaining wall height photo
Applicant			06/12/2025	Window well depth photo
Public	Domenic & Eva Lombardi	236 Roseheath Drive	08/13/2025	Letter of Support
Public	Danny Cioccio	259 Glenkindie Avenue	08/13/2025	Letter of Support
Public	Domenic Diclemente	263 Glenkindie Avenue	08/13/2025	Letter of Support
Public	Larry & Andrea Walmsley	267 Glenkindie Avenue	08/13/2025	Letter of Support
Public	Illegible	271 Glenkindie Avenue	08/13/2025	Letter of Support
Applicant			08/13/2025	Site Grading Review Letter

Letter of Support re Committee of Adjustment Application
A151/24

240 Roseheath Drive, Vaughan

I/We, DOMENICK & EVA LOMBARDI the owner(s) of
236 ROSEHEATH DR., have been made aware of
the requested variances to permit relief from the Zoning By-law
for an existing reduction in soft landscaping in the front yard, a
pool equipment concrete pad, a frame shed and bench, and an
outdoor swimming pool at 240 Roseheath Drive, and do not
have any concerns or objections to the Committee's approval of
same. I/We understand the variances are required to permit
existing conditions on the property and are in support of the
requested variances.



Signature

Aug 5, 2025
Date

Letter of Support re Committee of Adjustment Application
A151/24

240 Roseheath Drive, Vaughan

I/We, DANNY COCCO the owner(s) of
259 GLENKINDIE AVE have been made aware of
the requested variances to permit relief from the Zoning By-law
for an existing reduction in soft landscaping in the front yard, a
pool equipment concrete pad, a frame shed and bench, and an
outdoor swimming pool at 240 Roseheath Drive, and do not
have any concerns or objections to the Committee's approval of
same. I/We understand the variances are required to permit
existing conditions on the property and are in support of the
requested variances.

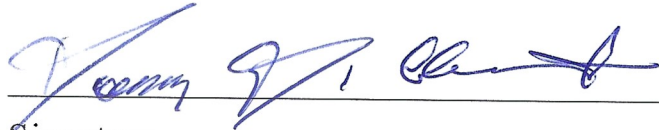

Signature

AUG 5/25
Date

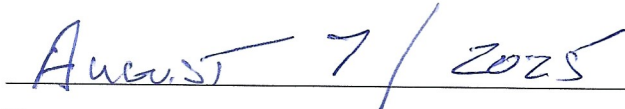
Letter of Support re Committee of Adjustment Application
A151/24

240 Roseheath Drive, Vaughan

I/We, DOMENIC DICLEMENTE the owner(s) of
263 GLENKINDIE AVE, have been made aware of
the requested variances to permit relief from the Zoning By-law
for an existing reduction in soft landscaping in the front yard, a
pool equipment concrete pad, a frame shed and bench, and an
outdoor swimming pool at 240 Roseheath Drive, and do not
have any concerns or objections to the Committee's approval of
same. I/We understand the variances are required to permit
existing conditions on the property and are in support of the
requested variances.



Signature



Date

Letter of Support re Committee of Adjustment Application
A151/24

240 Roseheath Drive, Vaughan

I/We, LARRY & ANDRIA WALMSLEY the owner(s) of
267 GLENKIMDIE AVE, have been made aware of
the requested variances to permit relief from the Zoning By-law
for an existing reduction in soft landscaping in the front yard, a
pool equipment concrete pad, a frame shed and bench, and an
outdoor swimming pool at 240 Roseheath Drive, and do not
have any concerns or objections to the Committee's approval of
same. I/We understand the variances are required to permit
existing conditions on the property and are in support of the
requested variances.


Signature


Aug 8 / 2025
Date

Letter of Support re Committee of Adjustment Application
A151/24

240 Roseheath Drive, Vaughan

I/We, Vincenzina Muscarello the owner(s) of 271 GLENKINDIE AVE, have been made aware of the requested variances to permit relief from the Zoning By-law for an existing reduction in soft landscaping in the front yard, a pool equipment concrete pad, a frame shed and bench, and an outdoor swimming pool at 240 Roseheath Drive, and do not have any concerns or objections to the Committee's approval of same. I/We understand the variances are required to permit existing conditions on the property and are in support of the requested variances.

V. Muscarello

Signature

Aug. 8. 2025

Date



May 13, 2024

via: email

Parente Borean
3383 Highway 7, Suite 207
Woodbridge, Ontario
L4L 6C1
Attention : Mr. Gerard C. Borean

Dear Mr. Borean:

Re: 240 Roseheath Drive Maple, Ontario (the "Property")
Mario and Christine Camilleri (the "Owners")
CE file: 24-014
Site grading review

Condeland Engineering was retained by Parente Borean LLP on behalf of the Owners of the Property to complete a site grading review. To that end, Condeland Engineering has been advised that the Property was constructed as a single-family dwelling in or about February, 1995 and that a pool and outdoor amenities were installed in or about September 2007.

Condeland Engineering completed a site inspection on May 7, 2024 and investigated the overall grading and drainage pattern of the Property.

The overall grading for the Property is of a rear- to-front type, the pool and outdoor amenities installed include landscaping beds and interlock pavers, the rear yard is enclosed by a wood privacy fence. Condeland Engineering's observations are that none of the existing structures effect the original/existing grading and drainage patterns.

Condeland Engineering determined that the rear yard drainage pattern has been maintained as a rear-to-front type; the installation of the rear yard amenities has had no adverse/negative impact on the drainage of the Property and/or neighbouring/adjacent properties. The existing configuration of the site, including hard and soft landscaping has had no negative impact to infiltration. Further, the existing grading and drainage pattern will cause no adverse impact to the neighbouring properties and the Property as developed conforms to the lot grading criteria of the City of Vaughan.

Accordingly, Condeland Engineering confirms that from an engineering perspective the variances requested by the Owners are supportable.

We trust that the above is satisfactory to you.

Yours Truly,

CONDELAND ENGINEERING
A.A. MAURIZIO
29726502
Angelo A. Maurizio, P.Eng.
PROVINCE OF ONTARIO

May 13/2024



SCHEDULE D: BACKGROUND

None