



File: A151/21

Applicant: Renato and Giuseppina Ventura

Address: 118 Hedgerow Lane, Kleinburg

Agent: Max Lagace

Please note that comments and written public submissions received after the preparation of this Staff Report (up until noon on the last business day prior to the day of the scheduled hearing date) will be provided as an addendum.

Commenting Department	<input checked="" type="checkbox"/> Positive Comment	Condition(s) <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>
	<input checked="" type="checkbox"/> Negative Comment	
Committee of Adjustment	<input checked="" type="checkbox"/>	
Building Standards	<input checked="" type="checkbox"/>	
Building Inspection	<input checked="" type="checkbox"/>	
Development Planning	<input checked="" type="checkbox"/>	
Development Engineering	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Parks, Forestry and Horticulture Operations		
By-law & Compliance		
Financial Planning & Development	<input checked="" type="checkbox"/>	
Fire Department		
TRCA		
Ministry of Transportation		
Region of York		
Alectra (Formerly PowerStream)	<input checked="" type="checkbox"/>	
Public Correspondence (see Schedule B)		

Adjournment History: None

Background History: None

Staff Report Prepared By: Adriana MacPherson
Hearing Date: Thursday, August 12, 2021

**Please note that additional comments may be received after the publication of the Staff Report. These comments will be processed as an addendum (see website for details).*



**Minor Variance
Application**

Agenda Item: 14

A151/21

Ward: 1

Staff Report Prepared By: Adriana MacPherson, Assistant Secretary Treasurer

Date & Time of Live Stream Hearing: Thursday, August 12, 2021 at 6:00 p.m.

As a result of COVID-19, Vaughan City Hall and all other City facilities are closed to the public at this time.

A live stream of the meeting is available at Vaughan.ca/LiveCouncil

Please submit written comments by mail or email to:

City of Vaughan
Office of the City Clerk – Committee of Adjustment
2141 Major Mackenzie Drive, Vaughan, ON L6A 1T1
cofa@vaughan.ca

To make an electronic deputation at the meeting please contact the Committee of Adjustment at cofa@vaughan.ca or 905-832-8504. Ext. 8332

Written comments or requests to make a deputation must be received by noon on the last business day before the meeting.

Applicant: Renato and Giuseppina Ventura

Agent: Max Lagace

Property: **118 Hedgerow Lane, Kleinburg**

Zoning: The subject lands are zoned RR 9(191) and subject to the provisions of Exception under By-law 1-88 as amended

OP Designation: Vaughan Official Plan 2010 ('VOP 2010'): "Low-Rise Residential"

Related Files: None

Purpose: Relief from By-law 1-88, as amended, is being requested to permit an addition to the existing dwelling an expansion of the driveway and to permit an existing cabana located in the rear yard.

The following variances are being requested from By-Law 1-88, as amended, to accommodate the above proposal:

By-law Requirement	Proposal
1. A minimum interior side yard setback of 4.5m is required. (Schedule 'A')	1. To permit a minimum side yard setback of 2.97m.
2. A maximum lot coverage of 10% is permitted. (Schedule 'A')	2. To permit a maximum lot coverage of 12.74%.
3. A maximum curb cut of 6.0m is permitted. (4.1.4.f.i)	3. To permit a maximum curb cut of 6.10m.

Background (previous applications approved by the Committee on the subject land): None

For information on the previous approvals listed above please visit www.vaughan.ca. To search for a file number, enter it using quotes around it. For example, "A001/17".

To search property address, enter street number and street name using quotes. For example, "2141 Major Mackenzie". Do not include street type (i.e. drive).

Adjournment History: None

Staff & Agency Comments

Please note that staff/agency comments received after the preparation of this Report will be provided as an addendum item to the Committee. Addendum items will shall only be received by the Secretary Treasurer until **noon** on the last business day **prior** to the day of the scheduled Meeting.

Committee of Adjustment:

Public notice was mailed on July 28, 2021

Applicant confirmed posting of signage on July 20, 2021

Property Information	
Existing Structures	Year Constructed
Dwelling	1978
Cabana	1979
Addition to dwelling	TBC

Applicant has advised that they cannot comply with By-law for the following reason(s): The owners are looking for additional living space and also to modernize an older house. The proposed covered outdoor areas (wide front porch and rear loggia) are required to be calculated as lot coverage, which further expand coverage beyond the allowable 10%. Additional 2 car garage is added to the side of the existing structure, and the existing 2 car garage is rotated to face the side lot line, in order to minimize visual impact as seen from the front, while providing more parking for owners.

Adjournment Request: None

Building Standards (Zoning Review):

Stop Work Order(s) and Order(s) to Comply: There are no outstanding Orders on file

Building Permit No. 17-003903 for Single Detached Dwelling - Alteration, Issue Date: Jan 16, 2020

Building Permit No. 17-003903 for Single Detached Dwelling - Alteration, Issue Date: Jan 16, 2020

Building Permit No. 17-003903 for Single Detached Dwelling - Alteration, Issue Date: Jan 16, 2020

Building Permit No. 17-003904 for Single Detached Dwelling - Residential Demolition, Issue Date: Dec 19, 2017

Building Permit No. 17-003904 for Single Detached Dwelling - Residential Demolition, Issue Date: Jul 22, 2019

Building Permit No. 17-003903 for Single Detached Dwelling - New Housing with Septic Approval, Issue Date: Jan 23, 2018

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

Building Inspections (Septic):

No comments or concerns

Development Planning:

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

The Owner is proposing to construct one and two-storey additions to an existing singlefamily detached dwelling with the above-noted variances. The proposed additions to the existing one-storey dwelling include a two-storey addition, the expansion of the basement, ground floor, front and rear porches, and a new garage. The existing pool and cabana in the rear yard are planned to remain.

The requested interior side yard setback of 2.97 m is a result of the new garage on the east side of the dwelling and is considered to be minor as appropriate access and drainage is provided along the side yard. The Committee of Adjustment previously approved Minor Variance Application A408/16 to permit a maximum lot coverage of 15.5% on the subject lands for a proposed two storey detached dwelling which was not built. The Development Planning Department has no concern with the requested maximum lot coverage of 12.74%, as the proposed dwelling is compatible with the character and scale of the existing residential neighbourhood and is within the range of approved lot coverages along Hedgerow Lane.

The maximum curb cut width of 6.10 m is a small deviation from the requirements of the Zoning By-law and will not have a noticeable impact on the streetscape.

Accordingly, the Development Planning Department 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 Planning Department recommends approval of the application

Development Engineering:

Currently there is a pool in the subject property, but our record shows no pool permit for it. The Owner/applicant shall apply for a pool permit with the Development Engineering (DE) Department. Please visit or contact the Development Engineering Department through email at DEPermits@vaughan.ca or visit https://www.vaughan.ca/services/residential/dev_eng/permits/Pages/default.aspx to learn how to apply for the pool permit.

The owner/applicant shall apply and obtain the necessary curb cut/ reinstating permit through the Transportation and Fleet Management Services. Please visit

https://www.vaughan.ca/services/residential/transportation/roads/curb_cuts_and_driveway_widening/Pages/default.aspx to learn how to apply for the curb cut/ reinstating permit.

As the proposed structures (House addition and existing cabana) in the subject property are over 10 sq. m, the owner/ applicant needs to obtain a lot grading permit from Development Inspection and Lot Grading division of the City’s Development Engineering Department. Please note any in ground structure over 10 sq. m. requires a grading permit. (Condition attached)

The proposed work in the subject property increased the lot coverage which will create increased run off to the municipal storm water system. Development Engineering recommends the owner/ applicant to introduce Low-impact Development (LID) measures to mitigate potential impacts on the municipal storm water system.

The Development Engineering (DE) Department does not object to variance application A151/21 subject to the following condition(s):

The Owner/applicant shall submit the final Lot Grading and/or Servicing Plan to the Development Inspection and Lot Grading division of the City’s Development Engineering Department for final lot grading and/or servicing approval prior to any work being undertaken on the property. Please visit or contact the Development Engineering Department through email at DEPermits@vaughan.ca or visit https://www.vaughan.ca/services/residential/dev_eng/permits/Pages/default.aspx to learn how to apply for lot grading and/or servicing approval.

Parks Development - Forestry:

Applicant/owner to maintain the tree protection hoarding as per the arborist report prior to any site works. Applicant/owner shall be liable for any tree damages as a result of construction as per By-law 052-2018.

By-Law and Compliance, Licensing and Permit Services:

No comments received to date

Development Finance:

No comment no concerns

Fire Department:

No comments received to date

Schedule A – Plans & Sketches

Schedule B – Public Correspondence

None

Schedule C - Agency Comments

Alectra (Formerly PowerStream) – No concerns or objections

Schedule D - Previous Approvals (Notice of Decision)

None

Staff Recommendations:

Staff and outside agencies (i.e. TRCA) act as advisory bodies to the Committee of Adjustment. Comments received are provided in the form of recommendations to assist the Committee.

The Planning Act sets the criteria for authorizing minor variances to the City of Vaughan’s Zoning By-law. Accordingly, review of the application considers 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.

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 Farzana Khan 905-832-8585 x 3608 Farzana.Khan@Vaughan.ca	The Owner/applicant shall submit the final Lot Grading and/or Servicing Plan to the Development Inspection and Lot Grading division of the City’s Development Engineering Department for final lot grading and/or servicing approval prior to any work being undertaken on the property. Please visit or contact the Development Engineering Department through email at DEPermits@vaughan.ca or visit

	Department/Agency	Condition
		https://www.vaughan.ca/services/residential/dev_eng/permits/Pages/default.aspx to learn how to apply for lot grading and/or servicing approval.

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. 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.

Please Note:

Relief granted from the City’s Zoning By-law is determined to be the building envelope considered and approved by the Committee of Adjustment.

Development outside of the approved building envelope (subject to this application) must comply with the provisions of the City’s Zoning By-law or additional variances may be required.

Elevation drawings are provided to reflect the style of roof to which building height has been applied (i.e. flat, mansard, gable etc.) as per By-law 1-88 and the Committee of Adjustment approval. Please note, that architectural design features (i.e. window placement), that do not impact the style of roof approved by the Committee, are not regulated by this decision.

Notice to the Applicant – 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 to Public

PLEASE NOTE: As a result of COVID-19, Vaughan City Hall and all other City facilities are closed to the public at this time.

PUBLIC CONSULTATION DURING OFFICE CLOSURE: Any person who supports or opposes this application, but is unable to attend the hearing, may make a written submission, together with reasons for support or opposition. Written submissions on an Application shall only be received until **noon** on the last business day **prior** to the day of the scheduled hearing. Written submissions can be mailed and/or emailed to:

City of Vaughan
Office of the City Clerk – Committee of Adjustment
2141 Major Mackenzie Drive, Vaughan, ON L6A 1T1
cofa@vaughan.ca

ELECTRONIC PARTICIPATION: During the COVID-19 emergency, residents can view a live stream of the meeting Vaughan.ca/LiveCouncil. To make an electronic deputation, residents must complete and submit a [Public Deputation Form](#) no later than **noon** on the last business prior to the scheduled hearing. To obtain a Public Deputation Form please contact our office or visit www.vaughan.ca

Presentations to the Committee are generally limited to 5 minutes in length. Please note that Committee of Adjustment meetings may be audio/video recorded. Your name, address comments and any other personal information will form part of the public record pertaining to this application.

PUBLIC RECORD: Personal information 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.

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.

For further information please contact the City of Vaughan, Committee of Adjustment
Adriana MacPherson
T 905 832 8585 Extension 8360
E CofA@vaughan.ca

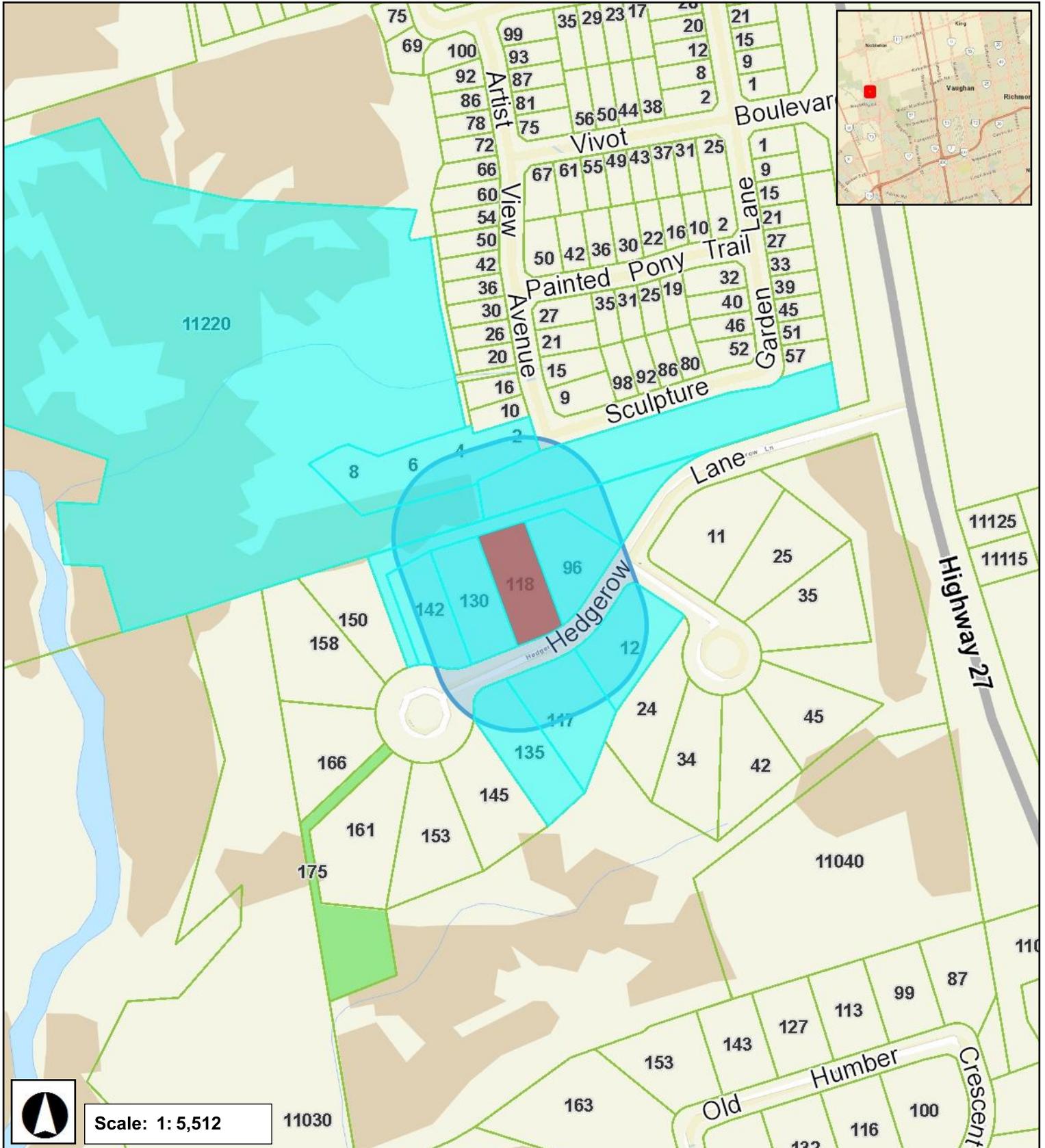
Schedule A: Plans & Sketches

Please note that the correspondence listed in Schedule A is not comprehensive. Plans & sketches received after the preparation of this staff report will be provided as an addendum.

**Location Map
Plans & Sketches**

118 Hedgerow Lane, Kleinburg

Kirby Road



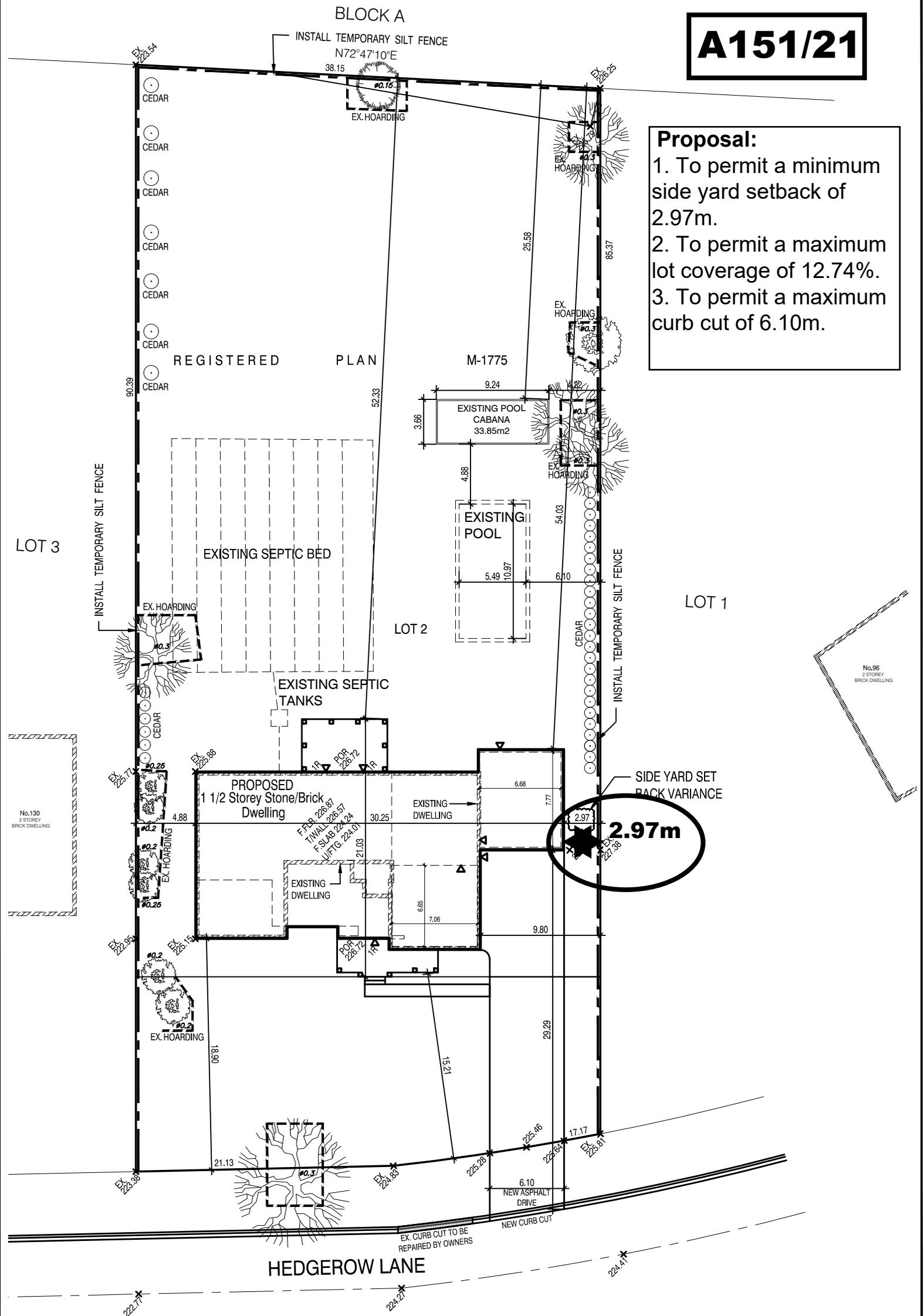
Scale: 1: 5,512

11030

A151/21

Proposal:

1. To permit a minimum side yard setback of 2.97m.
2. To permit a maximum lot coverage of 12.74%.
3. To permit a maximum curb cut of 6.10m.

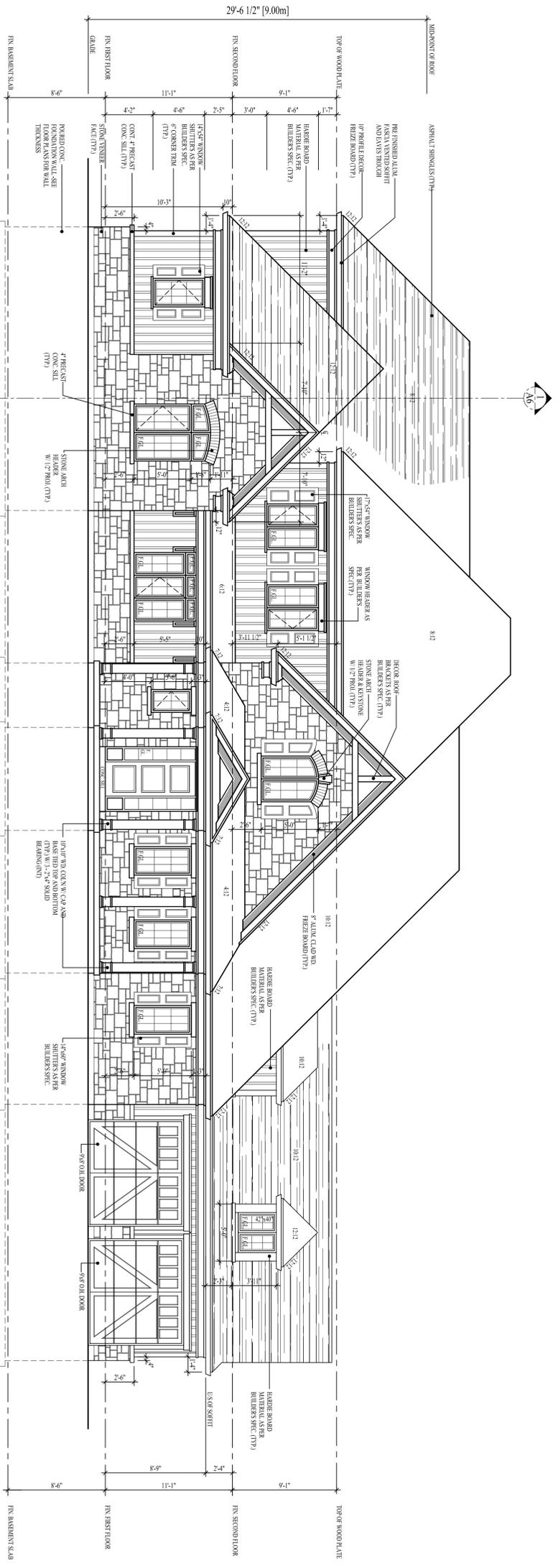
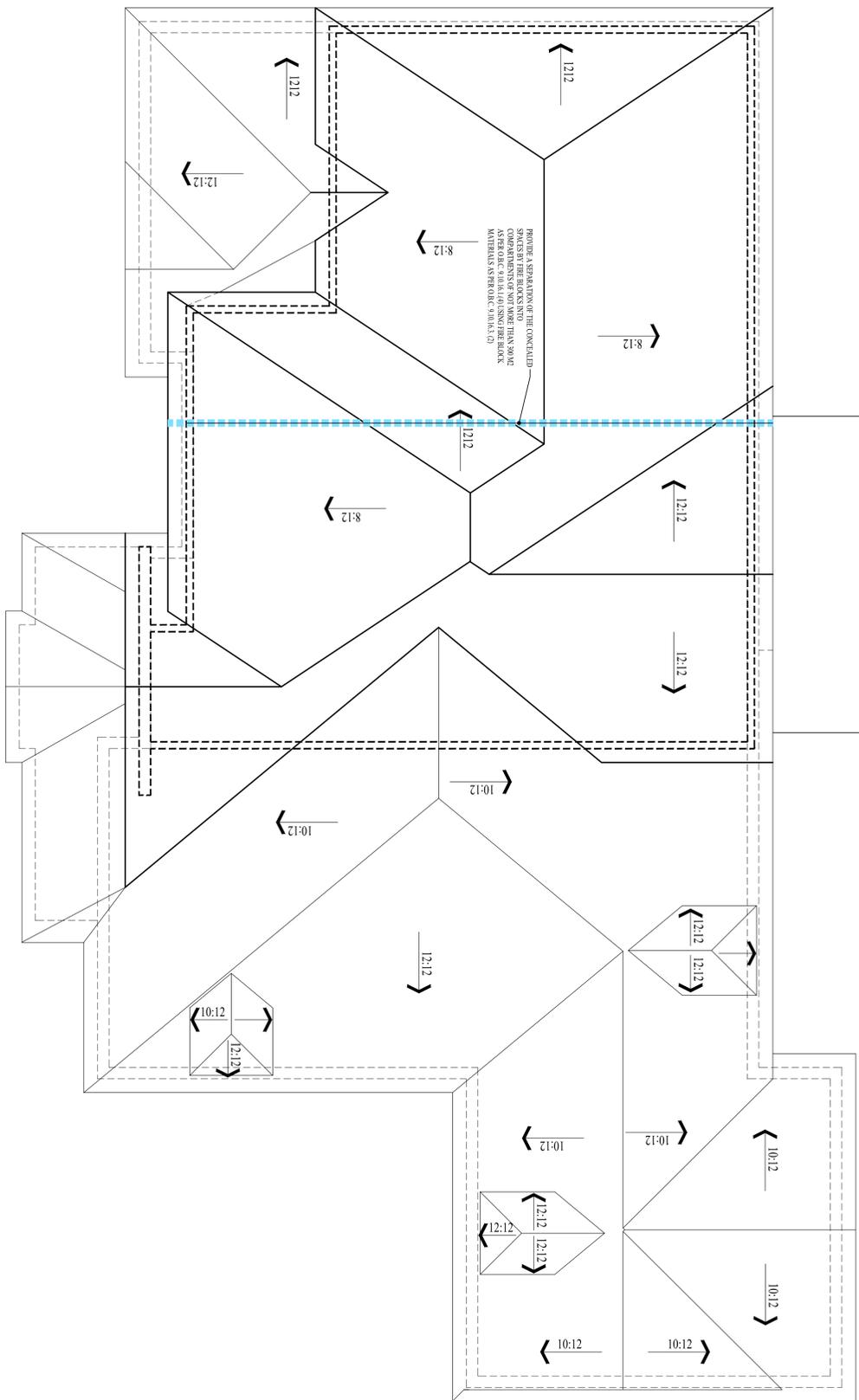


LOT COVERAGE CALCULATIONS
 EXISTING COVERAGE : 9%
 PROPOSED COVERAGE: 12.74%
 REQUIRED VARIANCE: 2.74% LOT AREA

SITE PLAN - 118 HEDGEROW LANE
 N.T.S.

i-DESIGN CAD
 SERVICE INC.
 6 DUNCAN BULL DRIVE
 BRAMPTON ONT. L6W 1H3
 TEL: 416-399-7697
 E: marco.g.campagna@gmail.com

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1 FRONT ELEVATION
SCALE: AS NOTED
HEDGELOW LANE - SOUTH ELEVATION

Home Designer Max

- 1 May 02, 2011 REV. AS PER CLIENTS
- 2 May 06, 2011 REV. AS PER CLIENTS
- 3 April 18, 2011 REV. TO CORRECT ERRORS
- 4 March 08, 2011 PRELIMINARY REVIEW

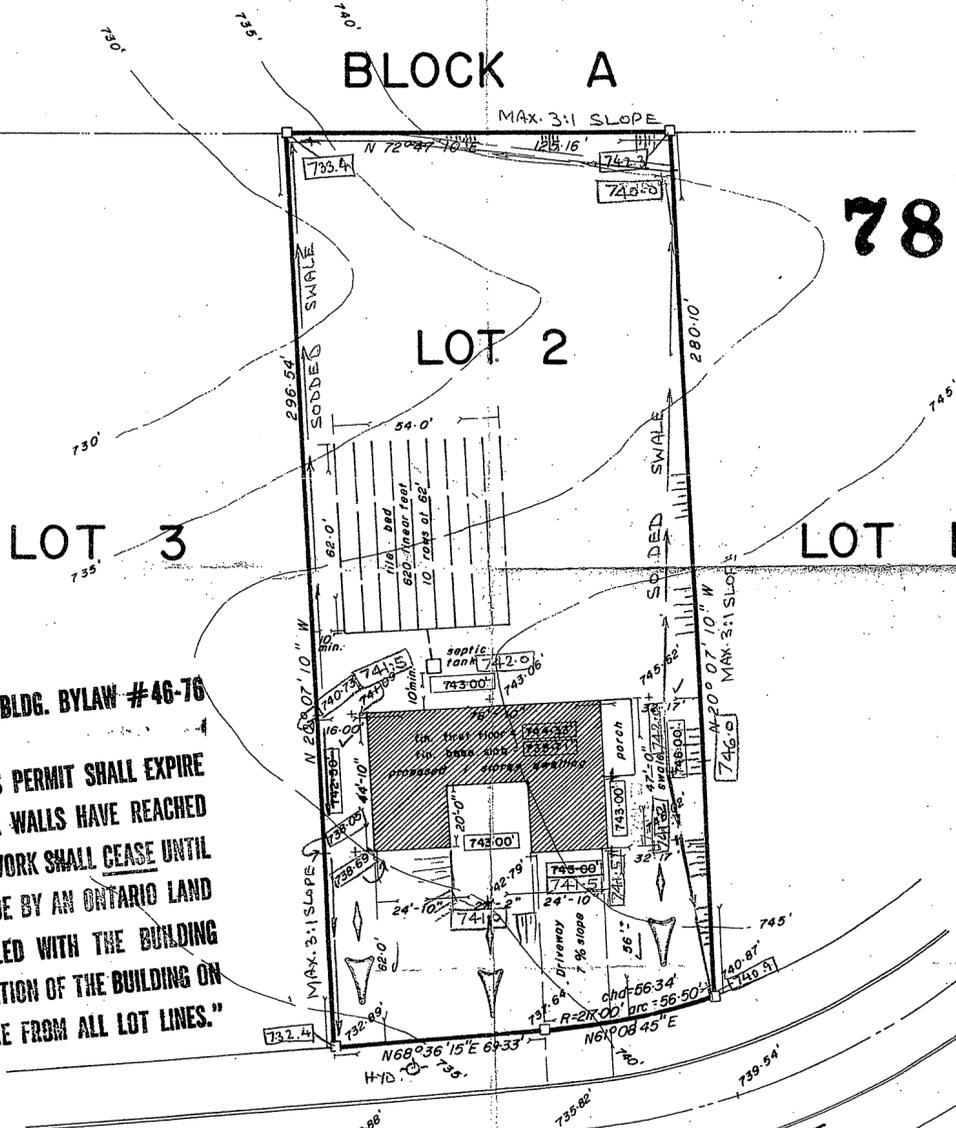
Edison CAD
SERVICES INC.
4107 S.W. 11TH AVE.
BRAMPTON, ONT. L6Y 4H3
TEL: 416-398-7697
E: murray.g.amptgen@gmail.com

Roof Plan & Front El.
XXXXXX
118 HedgeLow Lane
Model Name: Custom

PLAN SHOWING
 LOT 2
 REGISTERED PLAN N^o M-1775
TOWN OF VAUGHAN
 (FORMERLY THE TOWNSHIP OF VAUGHAN - COUNTY OF YORK)
 REGIONAL MUNICIPALITY OF YORK
 SCALE 1" = 40'
 1978

Existing elevations shown thus $\begin{matrix} | \\ \hline 745.62 \\ | \end{matrix}$
 Proposed elevations shown thus $\begin{matrix} | \\ \hline 743.00 \\ | \end{matrix}$

NOTE
 A 1,000 GALLON WATER STORAGE
 TANK TO BE INSTALLED TO INCREASE
 WATER QUANTITY



78-190

APPROVED AS NOTED
 TOWN OF VAUGHAN
 ENGINEERING DEPT.
 May 24/78
 [Signature] - subject to well info

CONSULTING ENGINEERS
G. M. SERNAS & ASSOC. LTD.
 85 THE EAST MALL, SUITE 111
 TORONTO, ONTARIO M5Z 5W4
 TEL. 259-6323

LOT GRADING REVIEWED

[Signature]
 May 16, 78

Approved subject to a
 complete landscape plan
 to be submitted
 John Developments Ltd
 per. [Signature]

"BLDG. BYLAW #46-76
"SECT. 2.4.5."
 "THE FIRST STAGE OF THIS PERMIT SHALL EXPIRE
 AFTER THE MAIN EXTERIOR WALLS HAVE REACHED
 FINISHED GRADE AND ALL WORK SHALL CEASE UNTIL
 A SKETCH OF SURVEY MADE BY AN ONTARIO LAND
 SURVEYOR HAS BEEN FILED WITH THE BUILDING
 DEPT. SHOWING THE LOCATION OF THE BUILDING ON
 THE LOT & THE DISTANCE FROM ALL LOT LINES."

APPROVED AS NOTED
 May 25/78
 [Signature]
 PLANS EXAMINER
 [Signature]
 CHIEF OFFICIAL

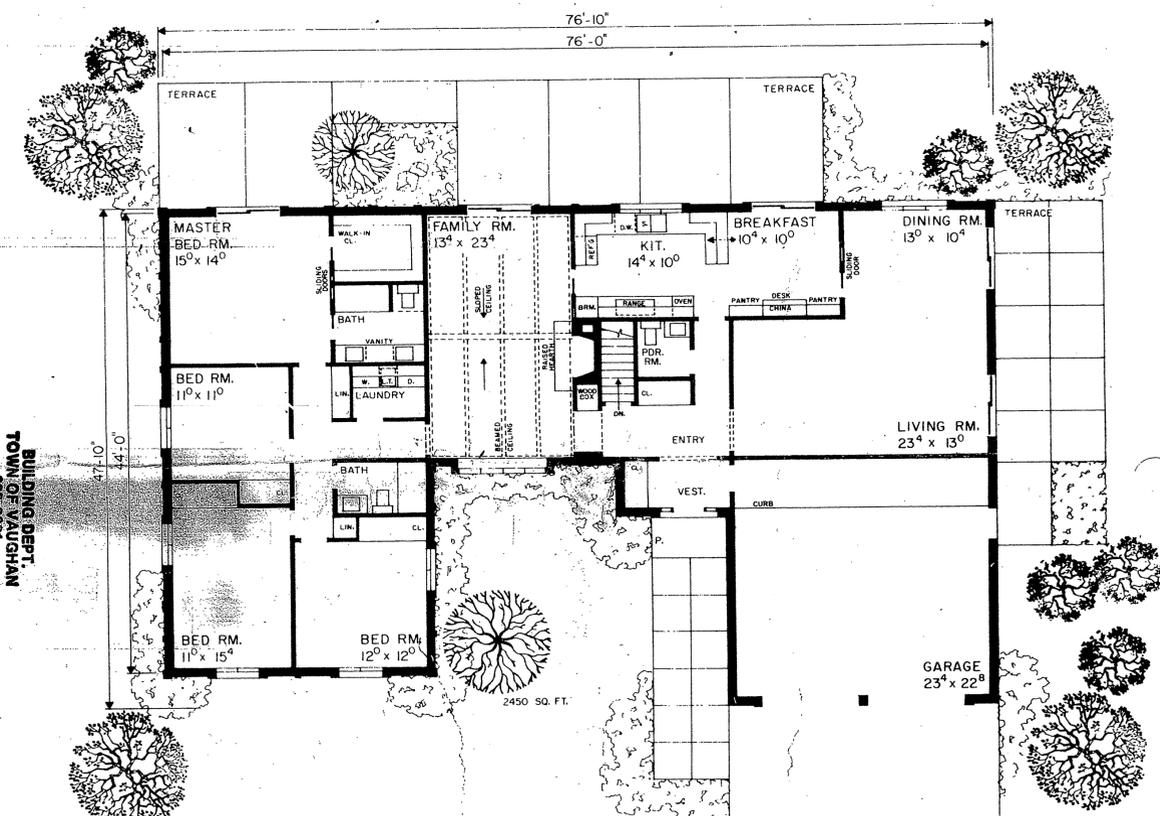
PER R. G. McKibbin O.L.S.
 DATE May 3, 1978

R. G. McKIBBIN LTD.
 ONTARIO LAND SURVEYOR
 264 WELLINGTON ST. W. MARKHAM ONT.
 POSTAL CODE L3P 1B9
 PHONE 294-3754

OFFICE COPY D-78-8



DESIGN #2142 © HOME PLANNERS, INC., DETROIT



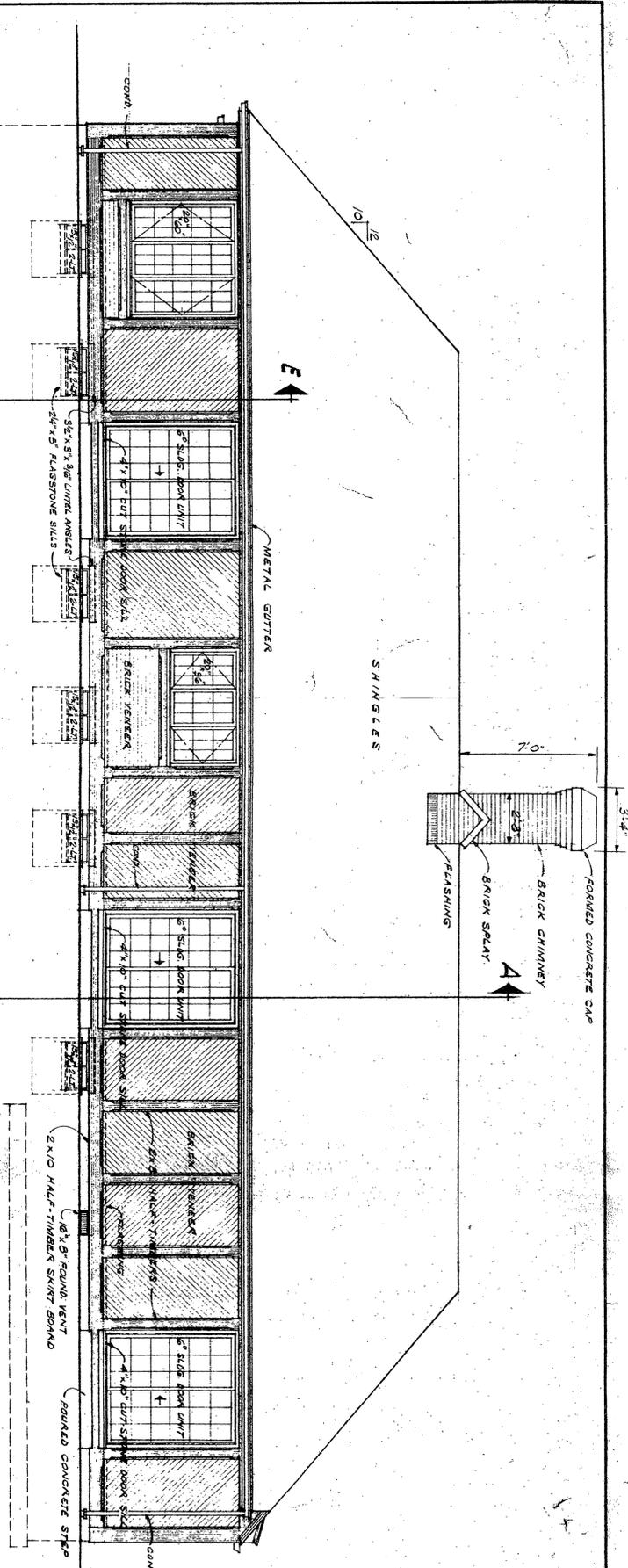
- BUILDING DEPT.**
TOWN OF VAUGHAN
632-2221
- Stages of Construction Requiring Notice pursuant to 59(1), 60(1), Section 7
- a) Commencement of Construction of Building
 - b) Completion of Excavation
 - c) Readiness to Construct Footings
 - d) Completion of Foundations
 - e) Completion of Structural Framing (Other than building) OR
 - f) Completion of Structural Framing of each storey (Where building is not within scope of Part 5)
 - g) Readiness to apply interior finishes
 - h) Completion of Drawings of Subgrade as Constructed
- A Constructor is required to notify the Building Dept. 24 hrs. prior to the above stages of construction.

APPROVED AS NOTED
PLANS EXAMINER
CHIEF OFFICIAL

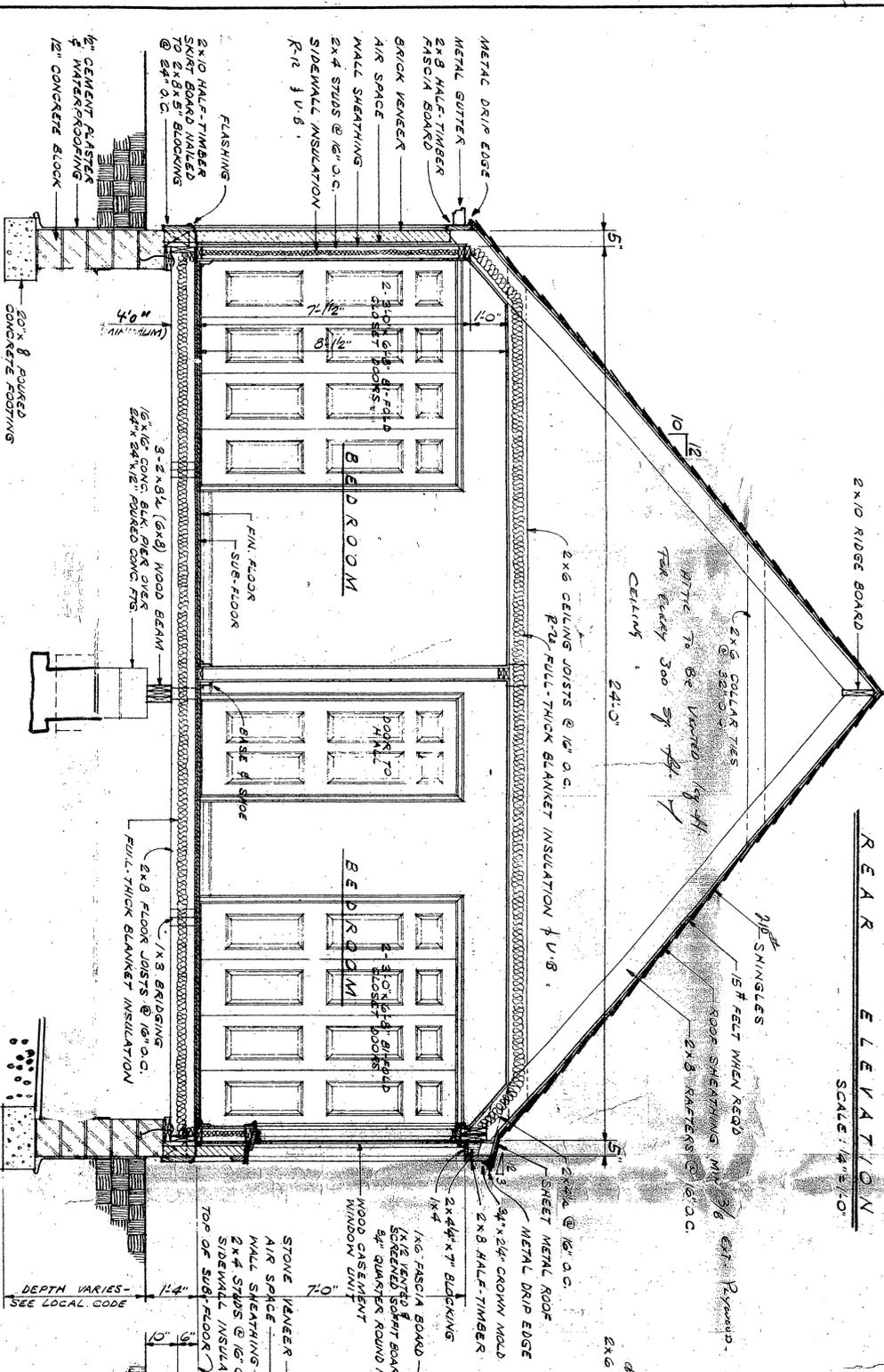
ALL CONSTRUCTION TO COMPLY WITH THE APPLICABLE REQUIREMENTS OF THE ONTARIO REG. 695/175 MADE UNDER THE BUILDING CODE ACT 1994.

78-190

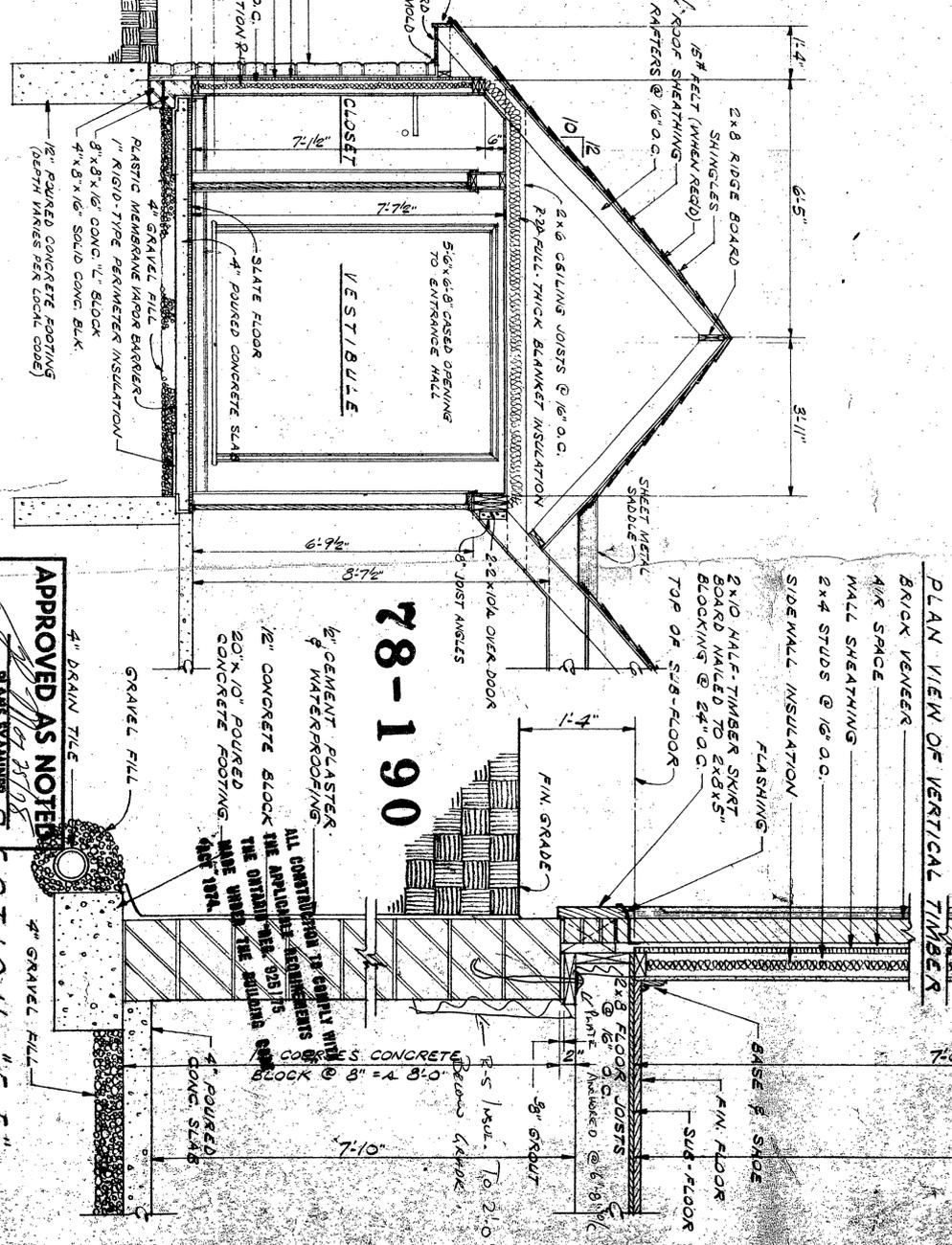
IN CANADA
home planners, inc.
772 KING ST. W. KITCHENER, ONT. N2G 1E8



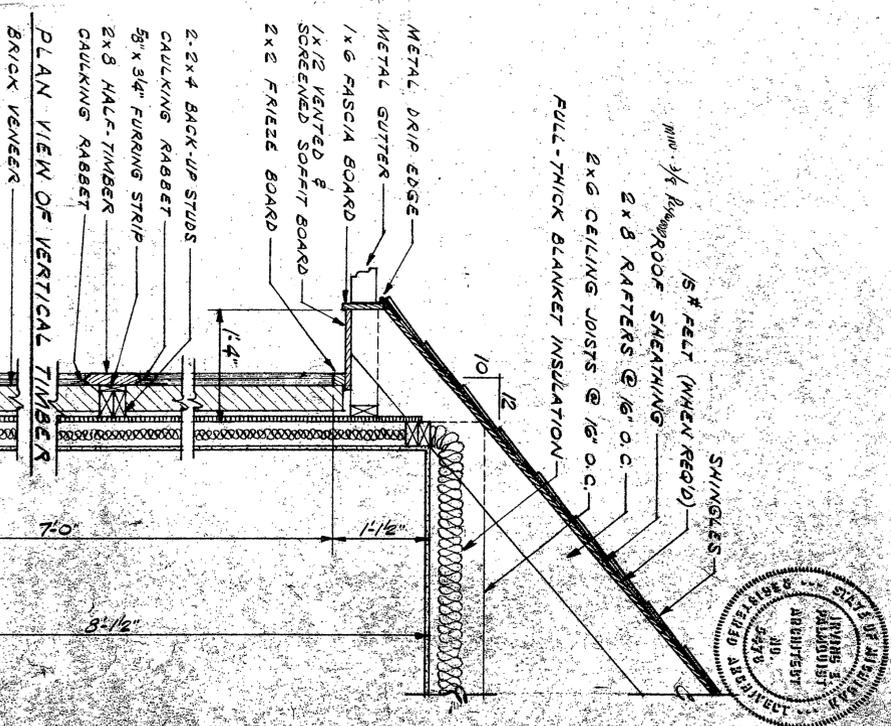
REAR ELEVATION
SCALE: 1/4" = 1'-0"



CROSS - SECTION "B-B"
SCALE: 1/2" = 1'-0"



CROSS - SECTION "D-D"
SCALE: 1/2" = 1'-0"



PLAN VIEW OF VERTICAL TIMBER

78-190

APPROVED AS NOTED
PLANS EXAMINER'S SECTION "E-E"
SCALE: 1/2" = 1'-0"

PRELIMINARY	ISSUED FOR	DATE	REVISIONS BY	DATE
CHECKED	PRELIMINARY			
APPROVED	PRODUCTION			
	ERECTION			

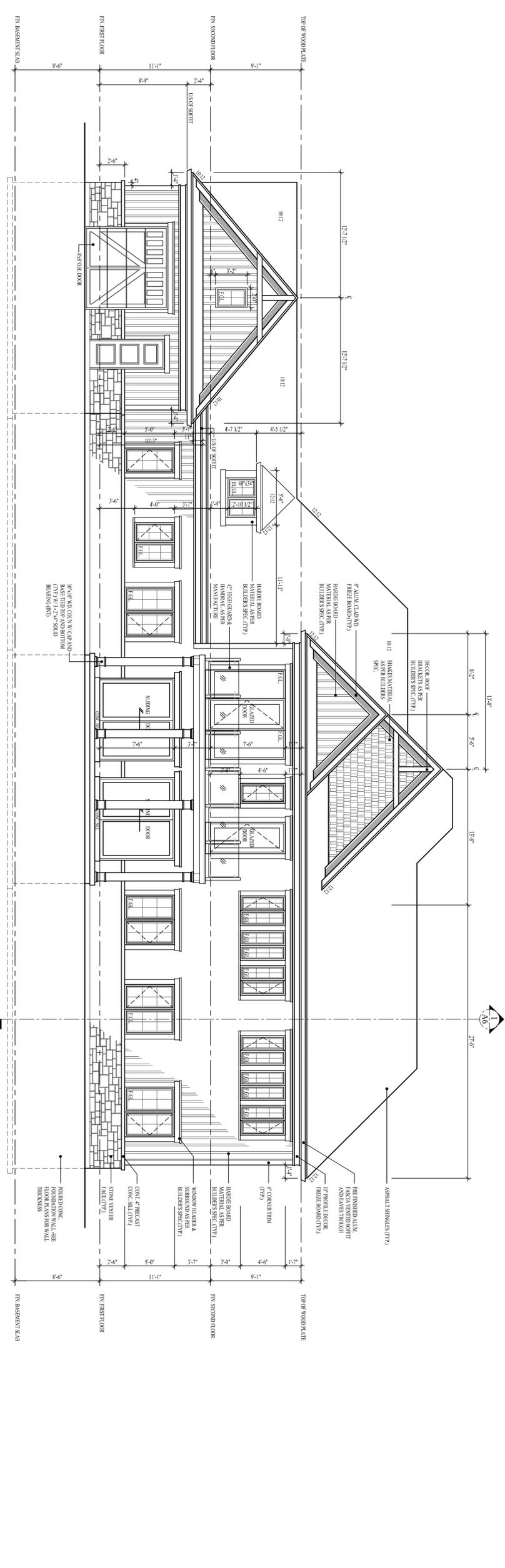
NOTE:
CONTRACTOR TO OBTAIN ALL NECESSARY PERMITS AND INSURANCE WITHOUT DELAY.

home planners, inc.
778 KING ST. W.
TORONTO, ONT. M5H 1B8

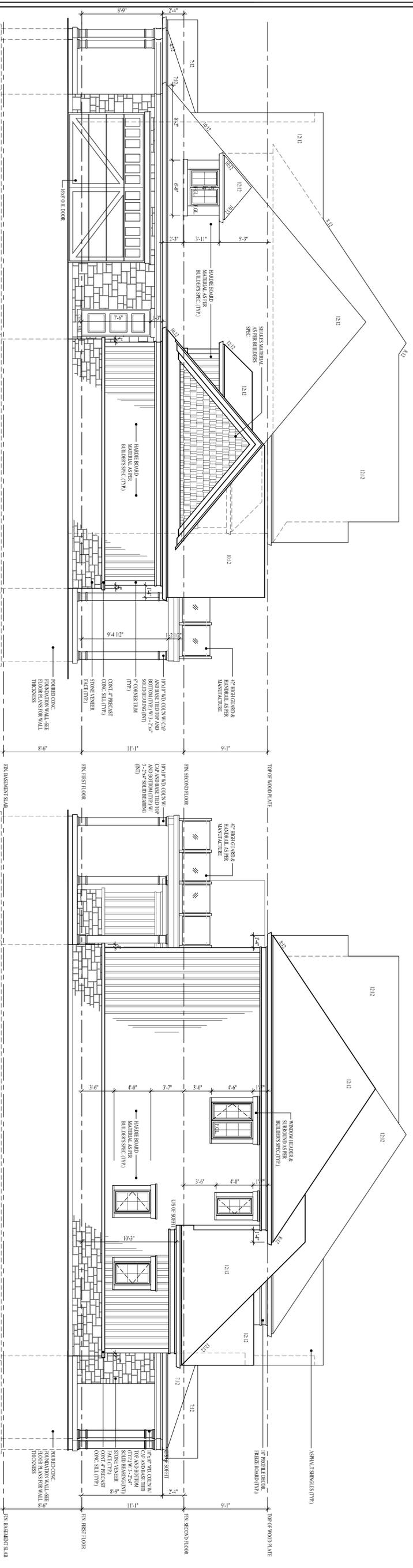
home planners, inc.
RICHARD B. POLLAK, DESIGNER • IRVING E. PALMQUIST, A.I.A.
18310 GRAND RIVER AVENUE
DETROIT, MICHIGAN 48227



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3
SCALE: AS NOTED
REAR SIDE ELEVATION
HEDGEROW LANE - NORTH ELEVATION



4
SCALE: AS NOTED
LEFT SIDE ELEVATION
HEDGEROW LANE - WEST ELEVATION

2
SCALE: AS NOTED
RIGHT SIDE ELEVATION
HEDGEROW LANE - EAST ELEVATION

Home Designer Max

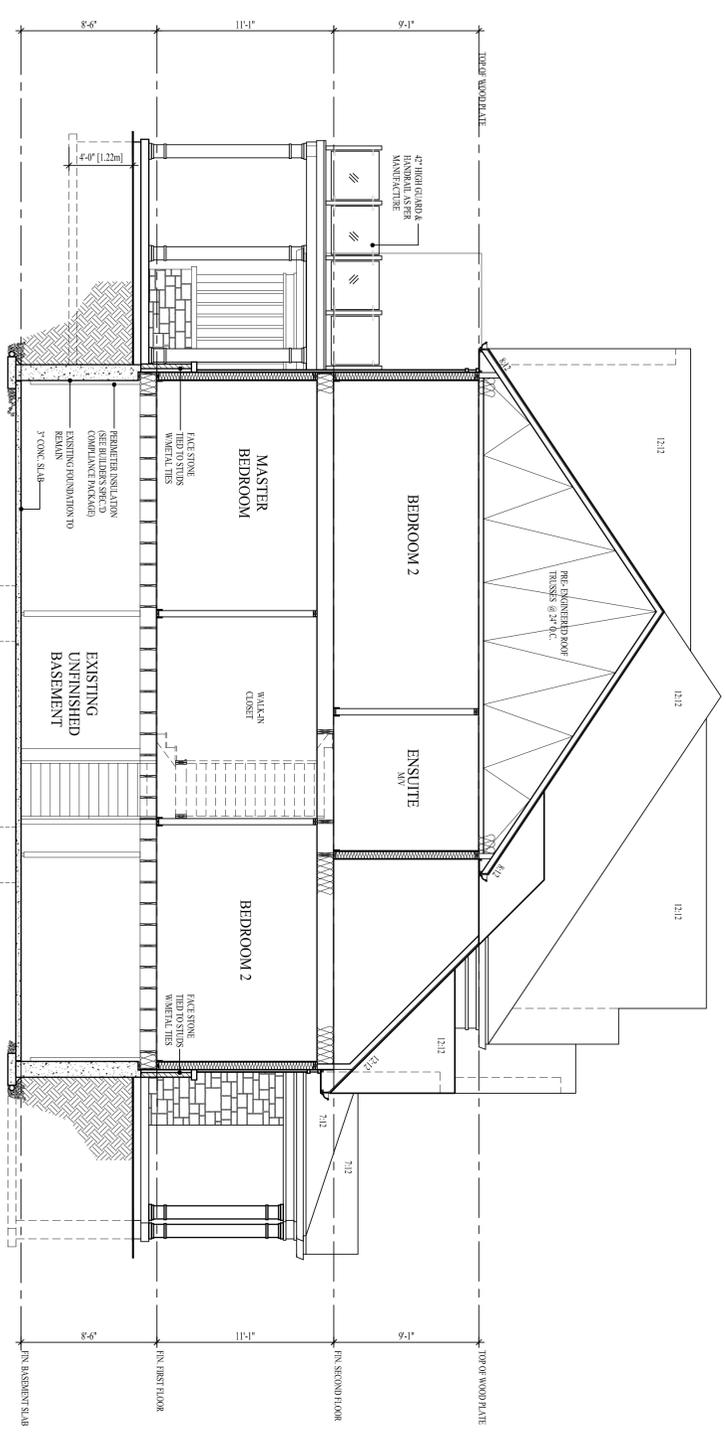
- 1 March 10, 2011 INITIAL DESIGN
- 2 April 14, 2011 REVISIONS REVIEW
- 3 April 14, 2011 REVISIONS REVIEW
- 4 Jan 02, 2011 COMPLETION

EDISEN CAD
ARCHITECTURAL DESIGN
BRAMPTON, ONT L6Y 4H3
TEL: 416-596-7697
E: murray@edisen.com

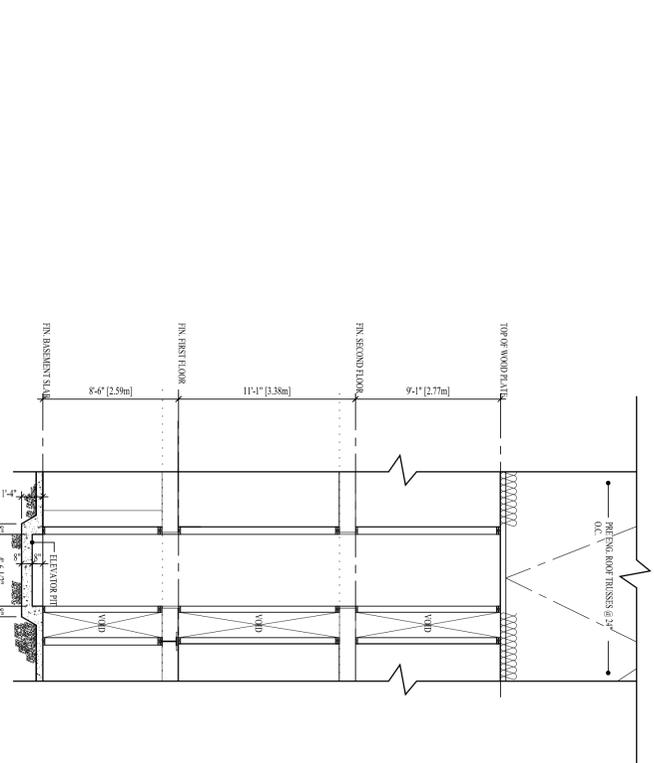
XXXXXX
Model Name: 118 Hedgerow Lane
Custom

Project No: 21-01
Page No: A5
Scale: 3/16"=1'-0"

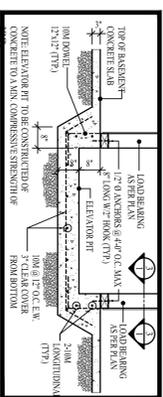
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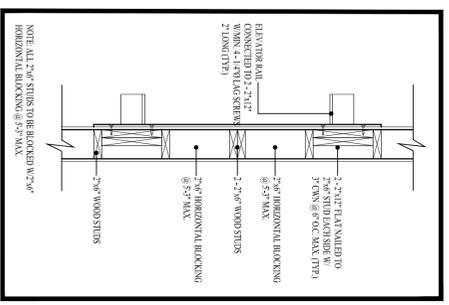
1 BUILDING SECTION
SCALE: AS NOTED



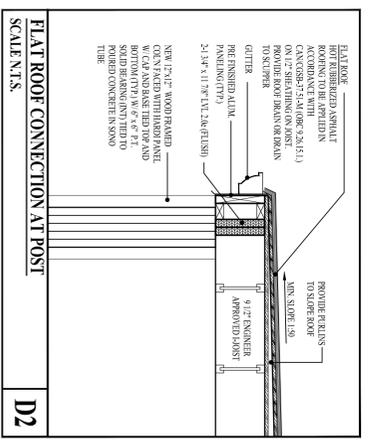
SECTION C
ELEVATOR PIT
(REFER TO ELEVATOR SHOP DRAWINGS)



1 SECTION THRU ELEVATOR PIT
SCALE: 3/4\"/>



2 ELEVATOR RAIL SUPPORT WALL
SCALE: 3/4\"/>



D2 FLAT ROOF CONNECTION AT POST
SCALE: N.T.S.

Home Designer Max

3	Jan 02, 2011	REV AS PER CLIENTS COMMENTS & REVISIONS
4	Jan 02, 2011	REV AS PER CLIENTS COMMENTS & REVISIONS
5	May 06, 2011	REVISED TO REFLECT NEW FINISHES
6	April 18, 2011	REVISED TO REFLECT NEW FINISHES
7	March 01, 2011	PRELIMINARY REVIEW

Edison CAD
 10000 N. W. 11th St.
 Beaverton, OR 97005
 TEL: 503-698-7697
 E: murray.g.amirgen@edisoncad.com

118 Hedgerow Lane, Kleinburg



Front yard looking west.



Left sideyard (west side) looking towards rear



Large Maple in Street R.O.W.



Tree at 9.0m from rear left corner of house.



Tree at northeast corner of property , near rear lot line.

118 Hedgerow Lane, Kleinburg



Trees behind cabana along east (right side) lot line.

118 Hedgerow Lane, Kleinburg



Rear yard view towards rear lot line



Side view of pool. Looking eastward.

118 Hedgerow Lane, Kleinburg



Front view of existing house



Rear view of the existing house.

Schedule B: Public Correspondence Received

Please note that the correspondence listed in Schedule B is not comprehensive. Written submissions received after the preparation of this staff report will be provided as an addendum.

None

Schedule C: Agency Comments

Please note that the correspondence listed in Schedule C is not comprehensive. Comments received after the preparation of this staff report will be provided as an addendum.-

Alectra (Formerly PowerStream) – No concerns or objections



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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:

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