Committee of Adjustment Meeting
Agenda

Thursday, October 8, 2026
7:00 p.m.
Council Chambers
225 East Beaver Creek Road
Richmond Hill, Ontario

Chair Mustafa Master

PUBLIC NOTICE

Any interested individuals can submit written and oral observations in support or against an application.

Submitting written or oral comments before the hearing:

Email your comments to the Committee of Adjustment by 4:30 p.m. on the day of the hearing to ensure they are received by the Members of the Committee.

Pages

1. **Call to Order**

2. **Disclosures of Pecuniary Interest**

3. **Requests for Adjournment /Withdrawals from Agenda**

4. **New Applications:**

4.1 COA.26.0017 - Request for Approval - CN-25-0001, MV-25-0001, MV-25-0002 (117 Arnold Crescent) 3

CN-25-0001

The applicant is requesting approval of an application for provisional consent to:

a) sever and convey a parcel of land with an approximate lot frontage of 15.64 metres (51.31 feet) and an approximate lot area of 78 square metres (9,168.48 square feet) (Proposed severed lot on draft RPlan); and,

b) retain a parcel of land with an approximate lot frontage of 82 metres (51.90 feet) and an approximate area of 780.46 square metres (8,400 square feet) (Proposed retained lot on draft RPlan)

MV-25-0001

By-law 93-25 Requirement: Minimum lot frontage of 18.0 metres (59.05 feet) is required [Table 5.2A]

Variance Requested: To permit a minimum lot frontage of 15.82 metres (51.90 feet)

MV-25-0002

By-law 93-25 Requirement: Minimum lot frontage of 18.0 metres (59.05 feet) is required [Table 5.2A]

Variance Requested: To permit a minimum lot frontage of 15.64 metres (51.31 feet)

5. Other Business

6. Approval of Minutes

7. Motion to Adjourn

Staff Report for Committee of Adjustment

Date of Meeting: Thursday, October 8, 2026
Report Number: COA.26.017

Department: Planning and Building Services
Division: Committee of Adjustment

Subject: CN-25-0001, MV-25-0001, MV-25-0002 – Consent and Minor Variance Applications –TAES Architects Inc.

Application Request:

CN-25-0001

The applicant is requesting approval of an application for provisional consent to:

a) sever and convey a parcel of land with an approximate lot frontage of 15.64 metres (51.31 feet) and an approximate lot area of 851.78 square metres (9,168.48 square feet) (Proposed severed lot on draft RPlan); and,

b) retain a parcel of land with an approximate lot frontage of 15.82 metres (51.90 feet) and an approximate area of 780.46 square metres (8,400 square feet) (Proposed retained lot on draft RPlan)

The purpose of this application is to facilitate the creation of one (1) new residential lot.

MV-25-0001

The following variances are being requested to facilitate the construction of a single-detached dwelling (Part 1 – retained lands) for MV-25-0001:

#	Zoning By-law 93-25	Variance Requested
1.	Minimum lot frontage of 18.0 metres (59.05 feet) is required **[Table 5.2A]**	To permit a minimum lot frontage of 15.82 metres (51.90 feet)

MV-25-0002

The following variances are being requested to facilitate the construction of a single-detached dwelling (Part 2 – Severed lands) for MV-25-0002:

#	Zoning By-law 93-25	Variance Requested
1.	Minimum lot frontage of 18.0 metres (59.05 feet) is required **[Table 5.2A]**	To permit a minimum lot frontage of 15.64 metres (51.31 feet)

Property Address: 117 Arnold Crescent

Background

Subject Property Description and Area Context

The subject lands, municipally known as 117 Arnold Crescent, are generally located in the “Village Core”, north of Major Mackenzie Drive West and west of Yonge Street (see Appendix A). The property has a lot area of 2,184.93 square metres (23,518.39 square feet) and a lot frontage of 31.06 metres (101.90 feet). The subject lands are presently developed with an existing single detached dwelling which is proposed to be demolished.

Surrounding land uses consist primarily of single detached dwellings to the north, south, and east. It is noted that to the immediate west is a stream corridor within the Don River Watershed, beyond which is an existing public school (Alexander Mackenzie High School).

Official Plan Designation

The subject lands are designated **Neighbourhood** in accordance with the City's Official Plan (the "Plan"). The predominant use of land within the **Neighbourhood** designation is low-rise residential uses, including low-density single detached, semi-detached, and duplex dwellings, while medium density residential uses such as townhouses are permitted subject to specific criteria outlined in the Plan. Development within the **Neighbourhood** designation is to respect and reinforce the established character and distinguishing features of the surrounding area through context-sensitive built form. Additionally, the subject lands are located within the Village Core neighbourhood, which generally includes the residential neighbourhoods on both sides of Yonge Street from Major Mackenzie Drive north to Benson Avenue on the west side of Yonge Street and Dunlop Street on the east side (excluding properties fronting Yonge Street). The Village Core is an area in Richmond Hill that has been identified as having a unique historic character and accordingly, is subject to the Council approved Village Core Neighbourhood Design Guidelines (the "VCNDG") adopted in 2002. The Plan directs that Council approved urban design guidelines be utilized in the review and evaluation of development applications.

Zoning

The subject lands are zoned **"Neighbourhood One (N1) Zone"** pursuant to Zoning By-law 93-25, as amended and approved in part by the Ontario Land Tribunal. The **N1 Zone** permits single detached dwellings subject to specific lot and building standards. Staff further note that on September 16, 2026 Council enacted amending By-law 82-26, which is applicable to the subject lands. By-law 82-26 is currently within the statutory appeal period set out in the *Planning Act* and not yet in force and effect.

Related Applications on the Subject Lands

There are currently no active development applications related to the subject lands. It is further noted that the proposed development is not subject to Site Plan Control in accordance with the City's Site Plan Control By-law 38-25, as amended; however, a Site Alteration Permit in accordance with Site Alteration By-law 47-25, as amended, will be required for each of the two (2) proposed single detached dwellings.

Planning Review:

Pursuant to Section 53(12) of the *Planning Act*, when considering an application for provisional consent, regard shall be had to prescribed criteria in Section 51(24) of the *Planning Act*. This includes, amongst other things:

- matters of provincial interest;
- conformity with the Official Plan and adjacent plans of subdivision;
- suitability of the land for the purposes in which it is to be subdivided;
- the dimensions and shapes of the proposed lots; and,
- adequacy of municipal services, highways and access.

Based on a comprehensive review of the *Planning Act* criteria, Staff have no concerns with the proposed Consent Application. The following supporting rationale is provided for some of the key criteria:

Matters of Provincial Interest

The Provincial Planning Statement (PPS) provides policy direction on matters of provincial interest related to land use planning and development. Matters of provincial interest include the protection of ecological systems, including natural areas, features and

functions; the orderly development of safe and healthy communities; the adequate provision of a full range of housing; and, the appropriate location of growth and development. In this regard, the subject Consent Application will permit the creation of one (1) new residential building lot fronting onto Arnold Crescent as well as facilitate the conveyance of a 10 metre (32.81 feet) rear buffer to the natural hazard lands to the City, representing modest residential infill and appropriate protections in relation to hazards and the natural environment.

Staff are satisfied that the proposed Consent Application is consistent with the PPS and supports matters of provincial interest.

Conformity with the Official Plan and adjacent plans of subdivision

The subject lands are designated **Neighbourhood** in the City's Plan. In this regard, single detached dwellings are permitted as a form of low-density development within the **Neighbourhood** designation, where development is required to be context-sensitive and compatible with the character of the adjacent and surrounding area. The Plan recognizes that neighbourhoods are to evolve over time and sets out the requirement for new development to represent a "good fit" within the physical context and character of the surrounding area.

In accordance with the VCNDG, the Village Core is characterized by specific architectural detail, building/lot relationships, landscaping, and streetscapes, including a range of diverse lot sizes and frontages. The VCNDG notes that small lots with small lot frontages do not predominate in the neighbourhood, with a typical lot exceeding 600 square metres (6,000 square feet) in area and with a frontage in excess of 12 metres (40 feet). In this regard, the VCNDG recognizes areas with larger lots that may be subject to development pressures. In order to manage change in a manner that preserves the character of the Village Core, the VCNDG sets out an approach to evaluate new development, including specific design guidelines to establish appropriate rules for new development, such as a recommended minimum lot width of 12 metres (40 feet). Further to the above, the VCNDG notes that particular consideration should be given to the surrounding context of properties located within approximately 150 metres (492 feet) of new development.

Staff have conducted a review of the lotting fabric and dwellings in the surrounding neighbourhood, which vary in size and shape. It is noted that on Arnold Crescent and within the surrounding area lots vary considerably, with lot frontages ranging from approximately 19 metres (62.34 feet) to 36 metres (118.11 feet), and lot areas ranging from approximately 953.04 square metres (10,258.46 square feet) to 3,479.80 square metres (37,456.64 square feet). The proposed lots would have frontages of 15.82 metres (51.90 feet) and 15.64 metres (51.31 feet) and lot areas of 851.78 square metres (9,168.48 square feet) 780.46 square metres (8,400 square feet). The proposed lot frontages are considered appropriate given the surrounding lot fabric and location of the subject lands on a curved section of Arnold Crescent, where lot frontages range as a result of the road alignment and lot configuration, contributing to a varied lot fabric rather than a uniform streetscape and further exceed the minimum frontage requirements identified in the VCNDG. In this context, the proposed lots are considered compatible with the surrounding pattern of development and are capable of accommodating dwellings that are consistent with the character of the neighbourhood and the broader VCNDG.

The Plan further provides direction for the conveyance of hazardous lands into public ownership, where appropriate, to ensure their long-term protection. In this regard, the applicant has submitted a Natural Heritage Evaluation to identify the limits of the stream corridor and relevant buffers, which has been reviewed and accepted by the Toronto and Region Conservation Authority and the City's Park and Natural Heritage Planning staff. In this regard staff recommend that the Consent Application be subject to a condition requiring the owner to convey the rear portion of lands identified as a required buffer into public ownership.

Staff are satisfied that the subject Consent Application conforms to the Official Plan and the adjacent plans of subdivision.

Suitability of the land for the purposes in which it is to be subdivided

The subject application will facilitate the continued use of the subject lands for residential purposes by permitting the construction of two (2) single detached dwellings on two (2) separate lots fronting onto an existing public road within an existing low-density residential area. In addition, the Consent will require the conveyance of a natural hazard buffer into public ownership.

Based on the preceding, staff are satisfied that the subject Consent Application is suitable to be subdivided for the purposes of creating one (1) new residential building lot, resulting in a total of two (2) residential lots, each intended to accommodate a single detached dwelling, and the conveyance of a natural hazard buffer.

The dimensions and shapes of the proposed lots

The applicant is proposing two (2) lots with areas of 851.78 square metres (9,168.48 square feet) and 780.46 square metres (8,400 square feet), and frontages of 15.64 metres (51.31 feet) and 15.82 metres (51.90 feet). While the proposed lots do not comply with the **N1 Zone** requirements for minimum lot frontage, staff are of the opinion that the proposed reductions in lot frontage that generally reflect an **N2 Zone** standard are appropriate in the context of this area of the Village Core, which include a number of lots along Arnold Crescent that are within the **N2 Zone**, and which will provide for lots and dwellings that will remain compatible with the varied residential character of the area.

Based on the preceding, staff are satisfied that the dimensions and shapes of the proposed severed and retained parcels to be created through the subject Consent Application are appropriate within the context of the surrounding residential area.

Adequacy of municipal services, highways and access

Staff advise that municipal water and sewer services are available within the abutting public street (Arnold Crescent) to fully service the development of the lands. It is noted that the existing lot is already serviced, and only the newly created lot will require servicing, which will be facilitated through the review and approval of a future Site Alteration Permit application. The proposed severed and retained parcels will have access onto Arnold Crescent, which is an existing public street. Staff are satisfied that appropriate services and access are available to support the efficient and optimal use of the lands for residential purposes.

Staff have reviewed the proposed Consent Application relative to the prescribed criteria in the *Planning Act* and recommend approval of the application.

Planning Comments – Minor Variances (MV-25-0001 and MV-25-0002)

Planning Staff have evaluated the requested minor variances pursuant to the prescribed tests as set out in Section 45(1) of the *Planning Act*, as follows:

1) Do the proposed variances meet the general intent and purpose of the Official Plan?

In accordance with Policy 4.9.2.4 of the Plan, development within the **Neighbourhood** designation shall respect and reinforce the existing character and distinguishing features of neighbourhoods and shall be context-sensitive and compatible with adjacent and surrounding areas, including with respect to the size and configuration of lots and patterns of front, rear, and side yard setbacks and landscaped open space areas. The Plan further recognizes that neighbourhoods will evolve over time and supports compatible residential infill development that contributes to the efficient use of land and infrastructure. Planning Staff have reviewed the requested variances to permit reduced lot frontages to facilitate the construction of two (2) two-storey single detached dwellings on two (2) newly created lots within the context of the surrounding area. Given that the subject lands are also

located within the Village Core, the proposed development has been reviewed having regard for the specific design guidance applicable to the Village Core area, which is intended to maintain its unique historic and diverse character.

Staff note that the surrounding area is characterized by single detached dwellings of one and two storeys, on lots with a range of lot areas and frontages. In this regard, the applicant is requesting variances to permit reduced lot frontages of 15.82 metres (51.90 feet) and 15.64 metres (51.31 feet). Notwithstanding the requested relief, the proposed lot frontages exceed the recommended minimum lot width of 12 metres (40 feet) identified in the VCNDG and have been reviewed within the context of the surrounding area. Staff have reviewed the proposed lot dimensions and are of the opinion that the requests reflect acceptable deviations from the By-law which will facilitate two (2) new single detached dwellings that are generally compatible with the broader neighbourhood context and character of the surrounding area, which exhibits a range of lot sizes and configurations as well as variability in the size and design of single detached dwellings.

Based on the above, Staff are of the opinion that the requested variances are in keeping with the general intent and purpose of the Official Plan.

2) Do the proposed variances meet the general intent and purpose of the Zoning By-law?

The applicant is proposing reduced lot frontages of 15.64 metres (51.31 feet) for Part 2 (Severed Parcel) and 15.82 metres (51.90 feet) for Part 1 (Retained Parcel), whereas Zoning By-law 93-25 requires a minimum lot frontage of 18.0 metres (59.05 feet). The intent of the minimum lot frontage provision is to ensure that residential lots provide for a sufficient width to accommodate an appropriate built form, provide adequate separation between buildings, and support a desirable streetscape character. Further, staff note that lot frontages less than the Zoning By-law requirement exist within the neighbourhood, including lots located along Arnold Crescent to the east of the subject property which are located within the **N2 Zone**. Notwithstanding the reduced frontages, the lots maintain sufficient area and dimensions to accommodate the proposed development. As such, the proposed lot frontages are considered to be consistent with the character of the neighbourhood.

Based on the above, Staff are of the opinion that the proposed variances meet the general intent and purpose of the Zoning By-law.

3) Are the proposed variances considered desirable for the appropriate development of the land?

The proposed variances are considered desirable for the appropriate development of the land, as they will facilitate the creation of two (2) residential lots and the construction of two (2) two-storey single detached dwellings that are compatible with the established residential character of the surrounding neighbourhood. The proposal maintains the existing low-rise residential use of the lands and represents a modest form of residential infill development within an established residential area with a variable lot fabric and size and design of dwellings. The requested variances support the severance of an existing large and irregularly shaped parcel into two smaller residential lots for the purposes of constructing two (2) new single detached dwellings that are in keeping with the pattern of development in this area while maintaining an appropriate and compatible built form and streetscape relationship.

On this basis, Planning Staff are of the opinion that the proposed variances are appropriate for the development of the subject lands.

4) Are the proposed variances considered minor in nature?

Further to the discussion outlined above, Staff are of the opinion that the proposed variances are minor in nature. The requested reductions in lot frontage will facilitate the creation of two (2) residential lots and the construction of two (2) single detached dwellings that are appropriate within the context of the established character of the surrounding

neighbourhood. Staff note that the proposed lots and dwellings provide for appropriate setbacks, building separation, and landscaping that is compatible with the established low-rise residential character of the area.

Accordingly, Staff are satisfied that the requested variances meet the general intent and purpose of the Official Plan and Zoning By-law and are considered minor in nature.

Circulation Comments

The subject Consent and Minor Variance Applications were circulated to City Departments and applicable external agencies for review and comment. Outlined below are the comments provided on the applications, which may include advisory comments to the applicant. Comments of no objection/comment have not been included below and/or appended to this report.

Zoning:

The requests are correct. The proposed consent application will not create areas of non-compliance with respect to the Zoning By-laws, subject to the approvals of minor variance applications MV-25-0001 and MV-25-0002.

Parks and Natural Heritage:

Comments to the Applicant, for future reference - The property is subject to Tree Preservation By-law No. 19-25. Permits are required to remove or injure trees greater than or equal to 15 cm DBH (diameter measured 1.4 metres from the ground) requires permission (i.e. a permit) from City staff prior to the undertaking. Tree replacement will be a condition of any tree removal permit. Ensure the City's tree protection standards are adhered to prior to any construction commencing on the subject property.
A continuous fence is required to be shown on the plans separating the subject property from City-owned lands for approval of the Site Alteration Permit (i.e.: a solid fence with no gate or other means of access to the adjacent City owned lands).

Heritage and Urban Design:

Heritage and Urban Design staff have reviewed the application and provide the following advisory comment: The Subject Property is located within the Village Core Neighbourhood, an area that has been identified as having a unique historic character. The applicant is requested to review the Council-approved Village Core Neighbourhood Design Guidelines and Design Checklist which have been written to ensure all new residential development is desirable and appropriate for the area through contextual fit and compatibility with the neighbourhood's established character.

Corporate and Financial Services:

1. Cash-in-lieu of Parkland is payable, for the SEVERED land, prior to building permit issuance pursuant to the City's Parkland Dedication By-law 123-22, or its successor or any amendments.

2. Please note that Educational Development Charges are payable prior to building permit issuance, for the SEVERED land. Water meter and tree charges are also applicable at that time. Also, please note that as per Bill 17, effective November 3, 2025, City and Regional Development Charges are deferred and payable prior to occupancy permit issuance for the SEVERED land.

3. Should the current or future owner(s) wish to demolish the existing dwelling on the RETAINED parcel, they should be made aware that the City will require land to be conveyed for park or other public recreation purposes or at the option, the City will require a payment of cash-in-lieu of such land prior to the issuance of a building permit pursuant to Section 42 of the *Planning Act* for the retained lands unless the Finance Department receives documentation that parkland was given or cash-in-

lieu of parkland was paid on these lands, or that an existing structure is to be demolished. (must build within four years from the date of issuance of the demolition permit.)

4. Should the current or future owner(s) wish to demolish the existing dwelling on the RETAINED parcel, they should be made aware that Educational Development Charges will also be applicable on the RETAINED lands prior to building permit issuance and City & Regional Development Charges will also be applicable on the RETAINED lands prior to occupancy permit issuance unless the finance and administration department receives documentation that levies were paid on these lands, or that an existing structure is to be demolished. (must build within four years from the date of issuance of the demolition permit.)

Conclusion

Planning staff have reviewed the Consent and Minor Variance Applications relative to the prescribed criteria in Section 51(1), (24), and 45(1) of the *Planning Act* R.S.O, 1990, c.P.13, as amended, and recommend approval of the applications. Staff recommend that approval of the applications be subject to the conditions outlined in Appendix 'B' and 'C'.

Prepared by:

Melissa Giardina Papa

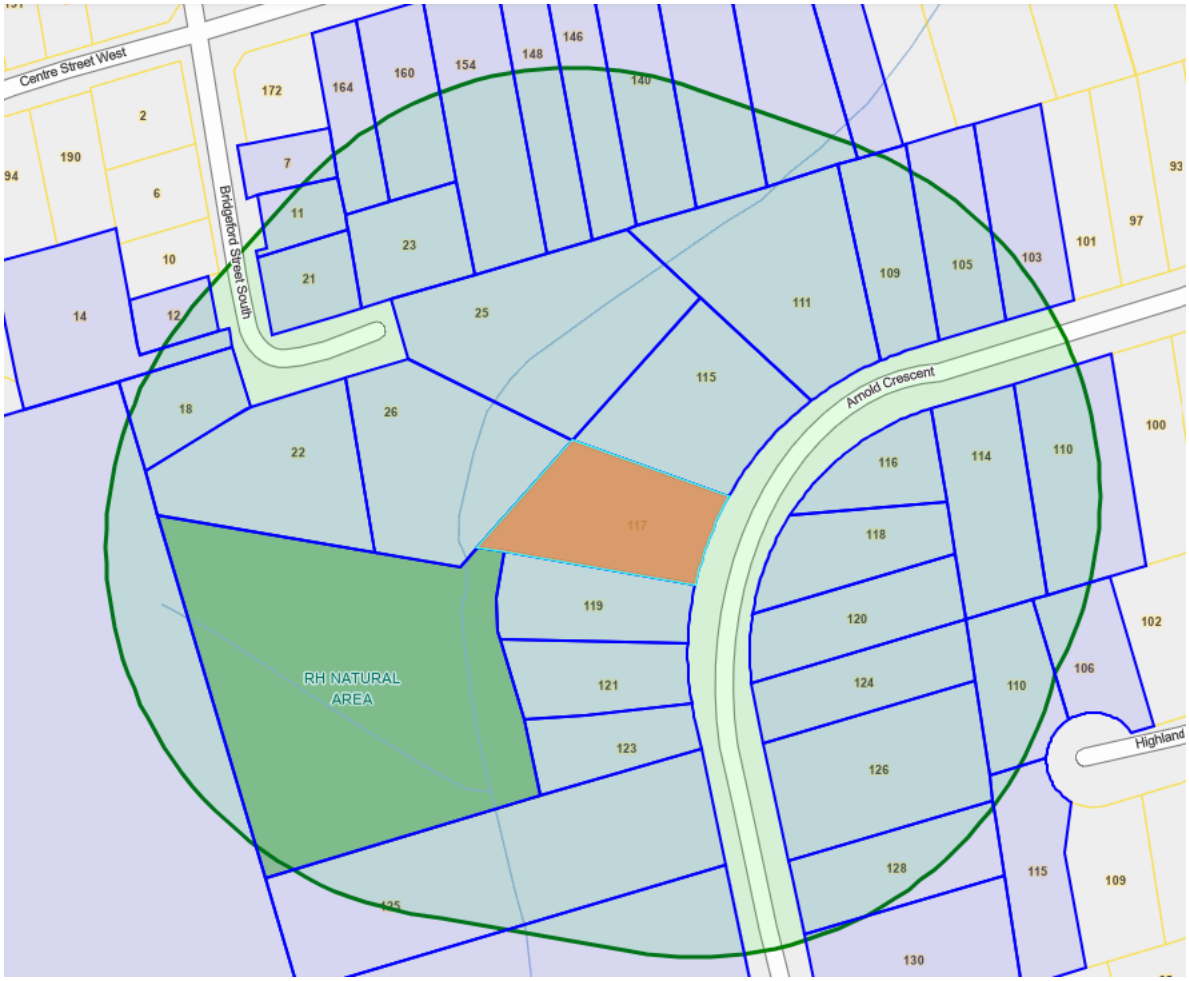
Planner

Attachments

The following attached documents may include scanned images of appendixes, maps and photographs. All attachments have been reviewed and made accessible. If you require an alternative format please call the contact person listed in this document.

Appendix 'A' — Location Map
Appendix 'B' —Conditions of Approval for CN-25-0001
Appendix 'C' – Conditions of Approval for MV-25-0001 and MV-25-0002
Appendix 'D' – Draft R-Plan
Appendix 'E' – Site Plan
Appendix 'F' – TRCA Comments
Appendix 'G' – Collated Alectra Comments

Appendix ‘A’ – Location Map



Appendix 'B' – Conditions of Approval for Provisional Consent

The following conditions of approval are recommended should the Committee of Adjustment approve application CN-25-0001 to grant provisional consent:

Condition #1
Department/Agency Contact: Committee of Adjustment (committeeofadjustment@richmondhill.ca)
Condition: That the applicant provides to the Secretary-Treasurer the legal description of the severed and retained lands in the form of a letter prepared by the applicant's solicitor.

Condition #2
Department/Agency Contact: Committee of Adjustment (committeeofadjustment@richmondhill.ca)
Condition: That the applicant provides an electronic copy of a deposited plan of reference of the entire land which conforms substantially with the application as submitted.

Condition #3
Department/Agency Contact: Committee of Adjustment (committeeofadjustment@richmondhill.ca)
Condition: That the applicant provides payment of the Certificate fee as authorized by the *Tariff of Fees* By-law.

Condition #4
Department/Agency Contact: Zoning Division (karen.cree@richmondhill.ca)
Condition: That the Owner apply to and receive from the Council of the City of Richmond Hill demolition approval pursuant to Demolition Control By-law No. 15-90 as required, and that the Owner demolish all buildings and/or structures and remove all debris to the satisfaction of the Chief Building Official.

Condition #5
Department/Agency Contact: Finance (christina.giannakakis@richmondhill.ca)
Condition: Property Taxes - The Owner shall pay to the City all current and outstanding taxes to the date of consent.

Condition #6
Department/Agency Contact: Finance (christina.giannakakis@richmondhill.ca)
Condition: Cash-in-lieu of Parkland - No parkland or Cash-in-Lieu is required as a condition of consent. However, the Applicant (Owner) should be made aware that the City will require land to be conveyed for park or other recreation purposes or, at the option of the City, a payment of Cash-in-Lieu of such land prior to the issuance of a building permit pursuant to section 42 of the *Planning Act*. The Owner shall enter into an agreement acknowledging the foregoing, which agreement shall be registered on

title to the **SEVERED** parcel for the purpose of notice. Further, the owner shall pay the City the cost set out in the City's Tariff of Fees By-law with respect to the preparation, processing and registration of the agreement. If the Owner does not wish to enter into the above agreement, the Owner may voluntarily pay any Cash-in-Lieu owing under section 42 of the *Planning Act* prior to the granting of the consent. The Applicant (Owner) may determine the amount of Cash-in-Lieu required by contacting the Finance Department.

Condition #7
Department/Agency Contact: Engineering (patricia.huke@richmondhill.ca)
Condition: Grading Condition – That the applicant:

1. Submit to the City's Infrastructure Planning and Development Engineering a grading plan prepared by a professional engineer or Ontario land surveyor detailing the drainage pattern while showing the existing and proposed elevations for both the severed and retained lands along with the adjoining lands;
2. Obtain the City's approval of the grading plan referred to in (1);
3. Enter into an agreement with the City (unless not required by the City) for either (i) grading and drainage; or (ii) grading and servicing, which addresses the provision of swales, easements and/or catch basins and which will be registered on title to the lands in priority to all other claims, encumbrances or other item or matter that the City Solicitor deems to be an encumbrance or claim; and
4. Ensure that any easements required to be provided pursuant to the agreement referred to in (3) are registered in priority to all other claims, encumbrances or any other item or matter the City Solicitor deems to be an encumbrance or claim.

Condition #8
Department/Agency Contact: Engineering (patricia.huke@richmondhill.ca)
Condition: Further Grading related information - Three prints of the above requested grading plan must be submitted for review and any related inquiries, should be directed to Mike Ayers, Development Engineering Technologist, Infrastructure Planning and Development Engineering, 905-747-6426.
The City's current fees for such services will be used to determine the amount of payment for such services. The current City's fees are as follows and may change at any time without notice.

Fee Description:	Fee:
Plan Review	$ 1071.00 + HST (plus 2.6% customer service portal fee)
Agreement Preparation	$ 1057+ 5354.00 + HST (plus 2.6% customer service portal fee)
Registration/Admin.	$ 44.38
Install Catchbasin with Frame and Cover	$ 7725.00 + HST
Survey Layout	$ 832.00 + HST
Pre C.C.T.V. Scan	$ 773.00 + HST x 2 = $1746.98
Install Cleanout	$ 2326.00+ HST
Install vertical riser beyond 4.5 m in depth	$ 2278.00 per metre + HST
Decommission Catchbasin	$ 1,993.00 + HST

Condition #9
Department/Agency Contact: Engineering (patricia.huke@richmondhill.ca)
Condition: Service Connection Condition - That the Applicant arrange and pay to the City for the installation of service connections to render the severed and retained parcels fully serviced. The current Tariff of Fees schedule will be used to determine the amount of payment for the service connections. At time of printing, the City's fees for standard configuration of services are as follows and may change at any time without notice:

Fee Description:	Fee:
25 mm water service	$1308.00 per metre + HST
Combined 25 mm water service with storm or sanitary	$531.00 per metre + HST
Disconnect Water service	$1,993.00 + HST
Water disconnect in a combined trench	$1,898.00 + HST
125 mm sanitary or 150 mm storm single connection	$1,263.00 per metre + HST
Combined storm and sanitary	$1,266.00 per metre + HST
Disconnect Storm or Sanitary	$6,328.00 +HST each
Combined trench Storm or Sanitary disconnect	$1,266.00 +HST each
Post C.C.T.V. scan	$773.00 + HST

Arrangements and payment for service connections can be made through Mr. Diogo Oliveira, Manager Water, Wastewater and Roads, Operations Division, Community Services Department, (905) 771-9996x2971.
Before servicing can take place, see below and confirm with Lindsay Finbow that the City is able to proceed;

• All fencing/hoarding sits behind the property line to ensure that our contractor has full access to the property to complete the install.
• There should be no construction materials or excessive garbage within our right of way at the time of installation.
• We will be decommissioning your existing services on the day of installation and you will be responsible to connect and install the new services from property line to the home.
• Please confirm there are no tenants living in the home.
• Once new services have been installed it will be your responsibility to protect them. If any damages do occur, the City will complete the repair and you will be charged an additional repair fee.

Condition #10
Department/Agency Contact: Engineering (patricia.huke@richmondhill.ca)
Condition: Registered Plans - That the applicant provide to the Infrastructure Planning and Development Engineering, to the attention of Mr. Michael Ayers, three white prints of the deposited plan of reference which outlines the necessary requirements of all Infrastructure Planning and Development Engineering conditions.

Condition #11
Department/Agency Contact: Park and Natural Heritage (mandy.vandenberg@richmondhill.ca)

Condition: The owner conveys the lands identified as environmental/hazard lands and associated 10m buffer, as shown on the Site Plan dated July 28, 2026, prepared by TAES Architects Inc.

Condition #12
Department/Agency Contact: York Region (developmentservices@york.ca)
Condition: Prior to the approval of the Consent application, the City of Richmond Hill shall confirm that adequate water supply and sewage capacity have been allocated for the proposed new lot.

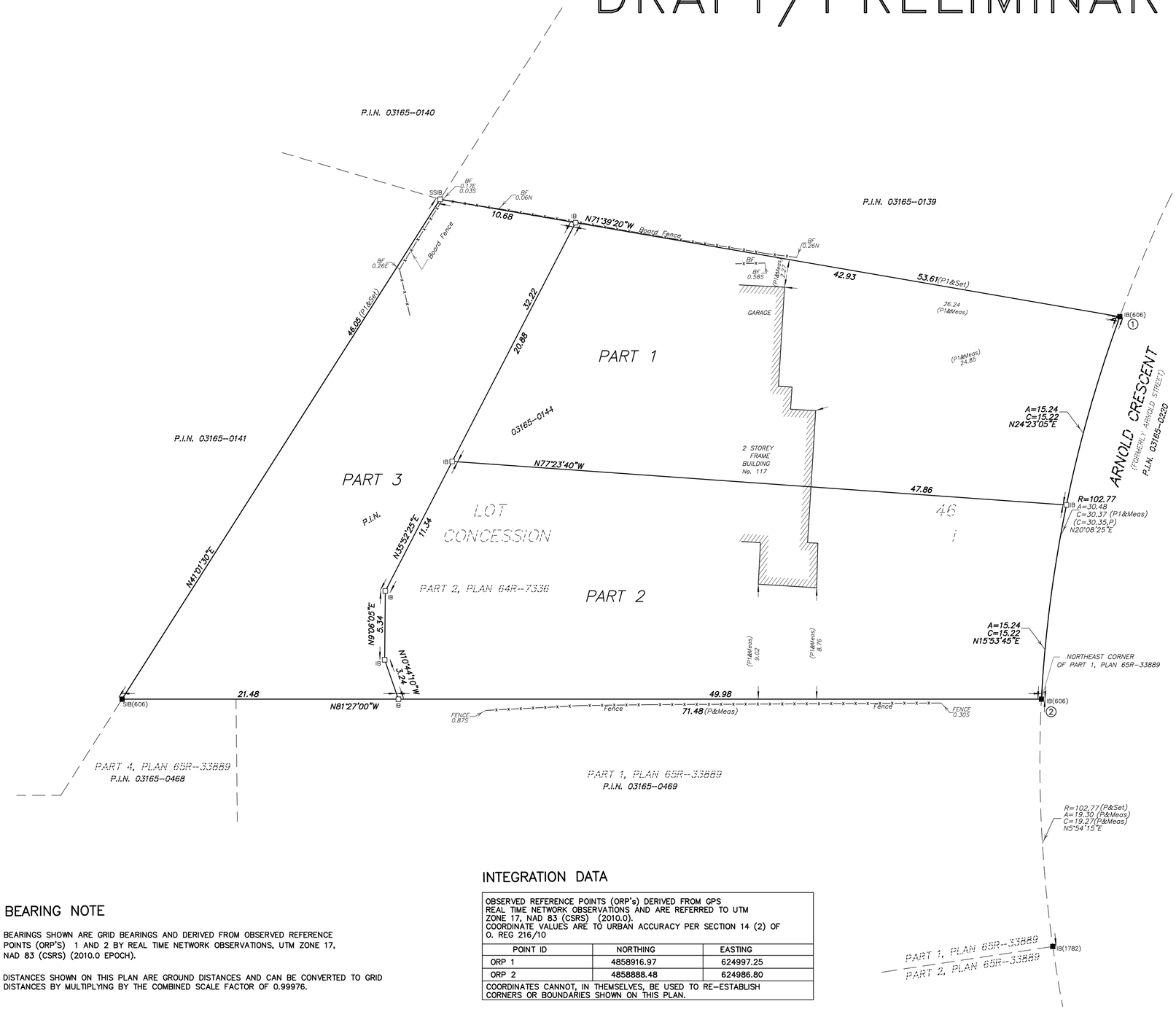
Condition #13
Department/Agency Contact: TRCA (nida.mirza@trca.ca)
Condition: That the applicant obtains a TRCA permit in accordance with Section 28.1 of the Conservation Authorities Act for each the retained and severed lot respectively.

Appendix ‘C’ – Recommended Conditions of Approval

The following conditions are recommended should application MV-25-0001 and MV-25-0002 be approved by the Committee of Adjustment:

1) That the variance pertains only to the request as submitted with the application.
2) That development be substantially in accordance with the sketch submitted with the application as required by Ontario Regulation 200/96, as amended, Section 5.25.

DRAFT/PRELIMINARY



I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT	PLAN 65R–
DATE _ _ _ _ _ _ _ _	RECEIVED AND DEPOSITED
	DATE _ _ _ _ _ _ _ _
_ _ _ _ _ _ _ _ _ _ _ _	_ _ _ _ _ _ _ _ _ _ _ _
ALEX MARTON ONTARIO LAND SURVEYOR	REPRESENTATIVE FOR LAND REGISTRAR FOR THE LAND TITLES DIVISION OF YORK REGION (No. 65)

SCHEDULE

PART	LOT	CONCESSION	ALL OF PIN	AREA sq.m
1	46	1	03165–0144	781
2				852
3				545

PARTS 1, 2 AND 3 COMPRISE ALL OF PIN 03165–0144.

PLAN OF SURVEY OF
PART OF LOT 46
CONCESSION 1 (VAUGHAN)
CITY OF RICHMOND HILL
REGIONAL MUNICIPALITY OF YORK

SCALE 1 : 200

5 0 5 10 15 20 metres

ALEX MARTON LTD.
ONTARIO LAND SURVEYORS
2025

METRIC

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

LEGEND

■	DENOTES	SURVEY MONUMENT FOUND
□	"	SURVEY MONUMENT PLANTED
SIB	"	STANDARD IRON BAR
SSIB	"	SHORT STANDARD IRON BAR
IB	"	IRON BAR
606	"	DENOTES H.D.G. CURRIE, O.L.S.
1782	"	DENOTES LAWRENCE O. ERTL, O.L.S.
N,S,E,W	"	NORTH, SOUTH, EAST, WEST
MEAS	"	MEASURED
P	"	PLAN 65R–33889
P1	"	PLAN 64R–7336
BF	"	BOARD FENCE

SURVEYOR'S CERTIFICATE

I CERTIFY THAT :

1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT, THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON

DATE : _ _ _ _ _ _ _ _

_ _ _ _ _ _ _ _ _ _ _ _ _ _ _
ALEX MARTON
ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER _____.

BEARING NOTE

BEARINGS SHOWN ARE GRID BEARINGS AND DERIVED FROM OBSERVED REFERENCE POINTS (ORP'S) 1 AND 2 BY REAL TIME NETWORK OBSERVATIONS, UTM ZONE 17, NAD 83 (CSRS) (2010.0 EPOCH).

DISTANCES SHOWN ON THIS PLAN ARE GROUND DISTANCES AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.99976.

INTEGRATION DATA

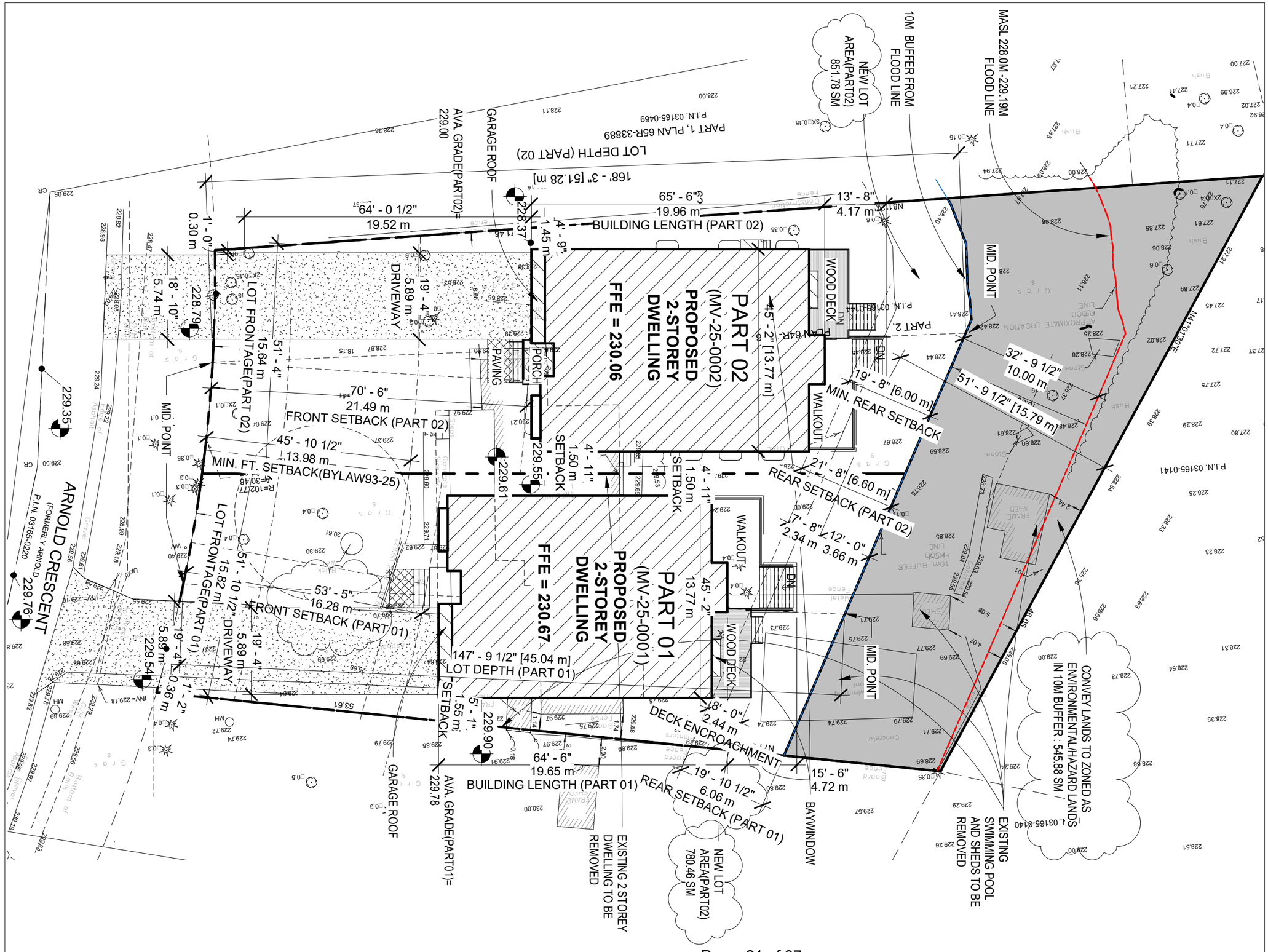
OBSERVED REFERENCE POINTS (ORP's) DERIVED FROM GPS REAL TIME NETWORK OBSERVATIONS AND ARE REFERRED TO UTM ZONE 17, NAD 83 (CSRS) (2010.0). COORDINATE VALUES ARE TO URBAN ACCURACY PER SECTION 14 (2) OF O. REG 216/10

POINT ID	NORTHING	EASTING
ORP 1	4858916.97	624997.25
ORP 2	4858888.48	624986.80

COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE–ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

ALEX MARTON LTD.
ONTARIO LAND SURVEYORS
160 APPLEWOOD CRESCENT, UNIT 8,
CONCORD, ONTARIO, L4K 4H2
PHONE: 905–879–9889 FAX: 905–879–0770
E–MAIL: info@amsurveying.ca
WEBSITE: www.amsurveying.ca

PARTY CHIEF: H.Z.	FILE NAME: 2024–095_R_PLAN.DWG
DRAWN : X.Z./Z.Y.	PLOT SCALE: 1:200
CHECKED : A.M.	PROJECT No. 2024–095



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DO NOT SCALE DRAWINGS.

CONTRACTOR MUST CHECK & VERIFY ALL DIMENSIONS ON SITE.

THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL SIGNED BY THE ARCHITECT.

No.	Issued	Date	By
1	Variance Application	2024.12.05	EW
2	Variance Application	2025.09.23	EW
3	VA Rev 01	2025.10.21	EW
5	TRCA	2026.05.26	EW
6	VA Rev 03	2026.07.21	EW
7	VA Rev 04	2026.09.17	EW

TAES Architects Inc.
98 SCARSDALE ROAD,
TORONTO, ONTARIO, M3B 2R2
T: 416 800 3284
F:416-800-3485

Residence, Part 02

117 Arnold Cres.Richmond Hill,ON

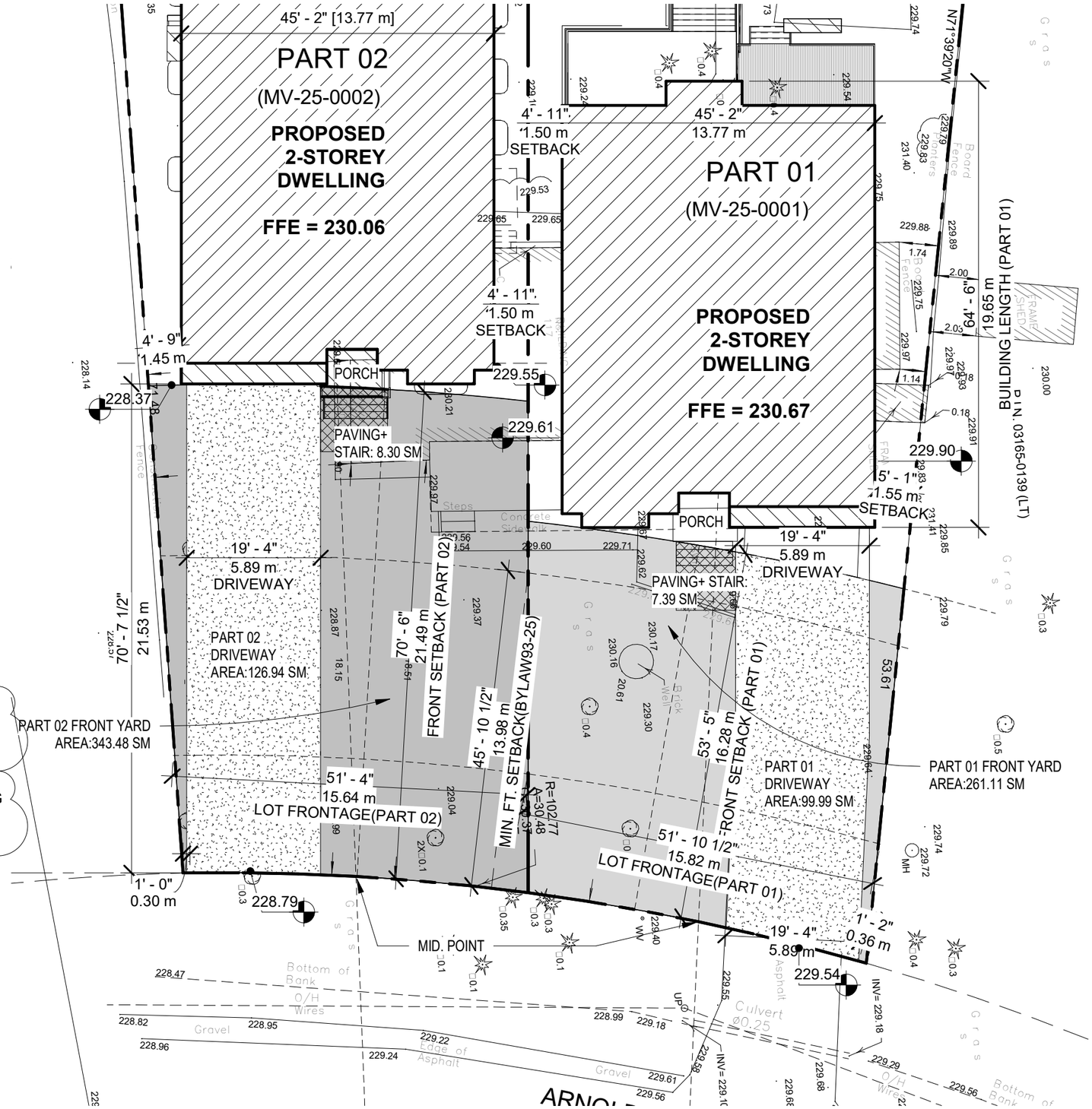
Project Number	T2024021
Drawn Scale	1 : 250
Checked	2026-09-18 10:24:59 AM

Site Plan All

Drawing No.

VA-001

Copyright © 2011 TAES Architects Inc.



FRONT YARD LANDSCAPING CALCULATION:

PART 01

PROPOSED FRONT YARD AREA: 261.11 sm
PROPOSED DRIVEWAY AREA: 98.20 sm
PROPOSED PAVING + STAIR AREA: 7.39 sm

PROPOSED FRONT YARD SOFT LANDSCAPING AREA: 155.52 sm
PROPOSED LANDSCAPING PERCENTAGE: 59.56%

PART 02

PROPOSED FRONT YARD AREA: 343.48 sm
PROPOSED DRIVEWAY AREA: 126.94 sm
PROPOSED PAVING + STAIR AREA: 8.30 sm

PROPOSED FRONT YARD LANDSCAPING AREA: 208.24 sm

PROPOSED LANDSCAPING PERCENTAGE: 60.63%

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No.	Issued	Date	By
4	VA Rev 02	2025.11.25	EW
6	VA Rev 03	2026.07.21	EW
7	VA Rev 04	2026.09.17	EW

TAES Architects Inc.
98 SCARSDALE ROAD,
TORONTO, ONTARIO, M3B 2R2
T: 416 800 3284
F:416-800-3485

Residence, Part 02

117 Arnold Cres.Richmond Hill,ON

Project Number	T2024021
Drawn Scale	1 : 200
Checked	2026-09-18 10:25:00 AM

Front Yard Landscaping Diagram

Drawing No. VA-001a

Copyright © 2011 TAES Architects Inc.

SITE STATISTICS (Bylaw #93-25) -PART 01

ZONING	N 1	**LOT NO.**	46
PLAN NO.	64R-7336	**LOT AREA**	780.46 SM
LOT FRONTAGE	**15.82M**	**LOT DEPTH**	62.92 M

DESCRIPTION	EXISTING	PROPOSED	REQUIRED	SECTION
MIN.LOT FRONTAGE	31.38M	**15.82M ***	18 M	
MIN. LOT AREA	2,178.12 SM	1,326.34 SM	540 SM	
MAX.BUILDING HEIGHT		8.92 M	11 M	MID ROOF
BUILDING AREA		254.77 SM		
GROSS FLOOR AREA		502.17 SM		
MAX. GARAGE PROJECTION BYND. FRONT WALL		**0**	0 M	
MIN. DRIVEWAY SETBACK FR. SIDE LOT LINE(NORTH)		0.36 M	0.3 M	
MAX LOT COVERAGE		254.77 SM 32.64%	50%	

SETBACK	EXISTING	PROPOSED	REQUIRED	SECTION
FRONT (EAST)		16.28M	13.98M	neighbour FT average
SIDE (NORTH)		1.87M	1.2M	
SIDE (SOUTH)		1.50M	1.2M	
REAR (WEST)		6.06M	6 M	

* 115 ARNOLD CRES. FRONT SETBACK: 19.73M,
121 ARNOLD CRES. FRONT SETBACK: 8.23M,
THE AVERAGE OF THE FT. SETBACK = 13.98M

SITE STATISTICS (Bylaw #93-25) -PART 02

ZONING	N1	**LOT NO.**	46
PLAN NO.	64R-7336	**LOT AREA**	851.78 SM)
LOT FRONTAGE	**15.64M**	**LOT DEPTH**	51.28 M

DESCRIPTION	EXISTING	PROPOSED	REQUIRED	SECTION
MIN.LOT FRONTAGE	31.38M	**15.64M ***	18.0 m	
MIN. LOT AREA	2,178.12 SM	851.78 SM)	540 SM	
MAX.BUILDING HEIGHT		8.64 M	11 M	MID ROOF
BUILDING AREA		258.96 SM		
GROSS FLOOR AREA		513.85 SM		
MAX. GARAGE PROJECTION BYND. FRONT WALL		**0**	0 M	
MIN. DRIVEWAY SETBACK FR. SIDE LOT LINE(SOUTH)		0.3 M	0.3 M	
MAX LOT COVERAGE		258.96 SM 30.40%	50%	

SETBACK	EXISTING	PROPOSED	REQUIRED	SECTION
FRONT (EAST)		21.49M	13.98M	neighbour FT average
SIDE (SOUTH)		1.45M	1.2M	
SIDE (NORTH)		1.50M	1.2M	
REAR (WEST)		6.60M	6 M	

* 115 ARNOLD CRES. FRONT SETBACK: 19.73M,
121 ARNOLD CRES. FRONT SETBACK: 8.23M,
THE AVERAGE OF THE FT. SETBACK = 13.98M

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No.	Issued	Date	By
1	Variance Application	2024.12.05	EW
2	Variance Application	2025.09.23	EW
3	VA Rev 01	2025.10.21	EW

TAES Architects Inc.
98 SCARSDALE ROAD,
TORONTO, ONTARIO, M3B 2R2
T: 416 800 3284
F:416-800-3485

Residence, Part 02
MV -25 -0002

117 Arnold Cres.Richmond Hill,ON

Project Number	T2024021
Drawn Scale	6" = 1'-0"
Checked	2026-09-18 10:25:00 AM

Statistics All

Drawing No. VA-002

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August 21, 2026 PAR-DPP-2025-00521

By Email Only (email: courtney.cullum@richmondhill.ca)

Courtney Cullum
Secretary-Treasurer
Town of Richmond Hill
225 East Beaver Creek Road
Richmond Hill, ON
L4B 3P4

Dear Courtney Cullum,

Re: Consent CN-25-01
Minor Variance MV-25-01, MV-25-02
117 Arnold Crescent
City of Richmond Hill, York Region
Owner: Wenqing Chen
Agent: Shenshu Zhang

Further to our letters dated January 31st and November 27, 2025, Toronto and Region Conservation Authority (TRCA) staff reviewed the third submission of the above noted application received on August 11, 2026, and provide our updated comments. A list of materials reviewed by TRCA is included in Appendix "A".

The following comments are provided in accordance with TRCA's commenting role under the Planning Act and regulatory permitting role under the Conservation Authorities Act (CA Act). For additional information, please see Ontario Regulation 686/21: Mandatory Programs and Services.

Purpose of the Application

Consent Application CN-25-01:
The applicant is requesting approval of an application for provisional consent to:

- Sever and convey a parcel of land with an approximate lot frontage of 15.64 metres and an approximate lot area of 851.78 sq.m. (Part 2 on Site Plan); and,
- Retain a parcel of land with an approximate lot frontage of 15.82 metres and an approximate area of 1,326.34 sq.m. (Part 1 on Site Plan).

Minor Variance Application MV-25-01: Retained lot
The applicant is requesting relief from the provisions of Zoning By-law 93-25, as amended, in order to permit:

- To permit a minimum lot frontage of 15.82 metres (51.90 feet) whereas the bylaw requires a minimum lot frontage of 18.0 metres (59.05 feet).
- To permit a maximum garage projection of 0.3 metres (0.98 feet) whereas the bylaw requires a maximum garage projection beyond front wall of 0.0 metres (0.0 feet).

Minor Variance Application MV-25-02/ MV-25-0052: Severed lot
The applicant is requesting relief from the provisions of Zoning By-law 93-25, as amended, in order to permit:

- To permit a minimum lot frontage of 15.64 metres (51.31 feet) whereas the bylaw requires a minimum lot frontage of 18.0 metres (59.05 feet).
- To permit a maximum garage projection of 0.3 metres (0.98 feet) whereas the bylaw requires a maximum garage projection beyond front wall of 0.0 metres (0.0 feet).

O. Reg. 41/24 and CA Act

A portion of the property is located within TRCA's Regulated Area of the Don River Watershed and is subject to O. Reg. 41/24 and the CA Act. The property is regulated by TRCA as it is traversed by a stream corridor, its associated meanderbelt hazard and contains regional storm floodplain. As such, a TRCA permit in accordance with Section 28.1 of the Conservation Authorities Act will be required for development activity within TRCA's regulated area.

Provincial Planning Statement

The Provincial Planning Act dictates that agencies involved in planning, including the TRCA, "shall be consistent with" the Provincial Planning Statement (PPS) when reviewing development applications. Though not to be read in isolation, a number of policy threads run throughout the PPS which have implications for the TRCA, including Section 5 relating to natural hazards. In accordance with Sections 5.2.2 of the PPS, development shall generally be directed to areas outside of hazardous lands adjacent to river or stream systems which are impacted by flooding hazards and/or erosion hazards. Additionally, the definition of development within the PPS also includes the creation of a new lot.

Application Specific Comments

TRCA staff have worked with the applicant to ensure the floodline is appropriately delineated on the plans. The extent of the floodplain and associated buffer will be contained entirely within one lot (the retained lot) as part of the proposed severance. The proposed severance will therefore not result in the creation of an additional lot within a natural hazard or further fragmentation of the hazard and is consistent with the natural hazard policies of the PPS noted above. As such, TRCA staff have no concerns with the consent application as currently proposed.

Notwithstanding the above, future development on the severed and retained lot will require review by TRCA and a permit in accordance with Section 28.1 of the Conservation Authorities Act.

Application Review Fee

We thank the applicant for remitting the applicable fee.

Permitting
As noted above, development activity is being proposed within TRCA's Regulated Area, a TRCA permit in accordance with Section 28.1 of the CA Act will be required. Notwithstanding, TRCA has an interest in all future development on the above-mentioned property as it may be subject to a TRCA permit in accordance with Section 28.1 of the CA Act.

Recommendations
Based on the comments noted in this letter, TRCA staff recommends the conditional approval of the consent and minor variance applications CN-25-01, MV-25-01, MV-25-02 until the following conditions are met:

1. That the applicant obtains a TRCA permit in accordance with Section 28.1 of the Conservation Authorities Act for each the retained and severed lot respectively.

We trust these comments are of assistance. Should you have any questions, please contact me at 437-880-2133 or at nida.mirza@trca.ca

Sincerely,



Nida Mirza, M.Sc.Pl
Planner I
Development Planning and Permits | Development and Engineering Services

Appendix A: Materials Reviewed

- Circulation Memo
- Drawing No. VA-001, Site Plan, prepared by TAES Architects Inc., Revision No. 6 dated July 28, 2026.

Date:	January 21st 2025
Attention:	**Shawna Houser**
RE:	Request for Comments
File No.:	**CN-25-01**
Related Files:	
Applicant:	Wenqing Chen
Location	117 Arnold Crescent

COMMENTS:

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

Alectra Utilities (formerly PowerStream) has received and reviewed the proposed Consent 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:

Stephen Cranley, C.E.T

Supervisor, Distribution Design, ICI & Layouts (North)
Phone: 1-877-963-6900 ext. 31297
Fax: 905-532-4401
E-mail: stephen.cranley@alectrautilities.com

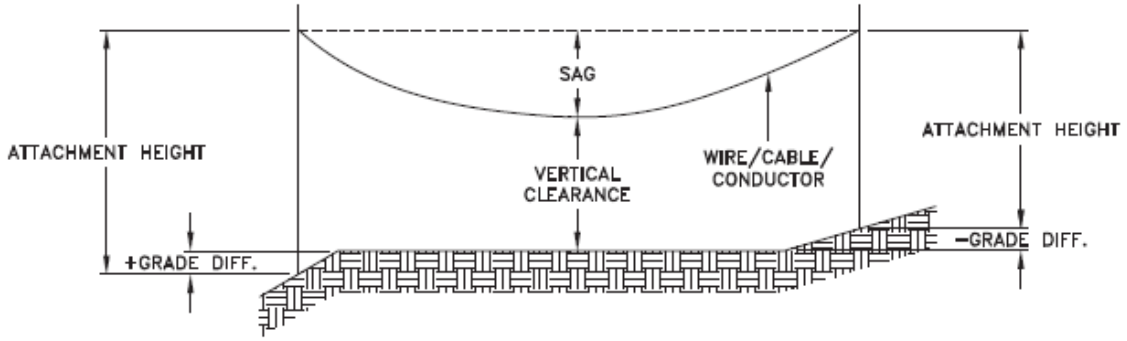
Mitchell Penner

Supervisor, Distribution Design-Subdivisions
Phone: 416-302-6215
Fax: 905-532-4401
Email: Mitchell.Penner@alectrautilities.com

Power Stream
YOUR CURRENT CONNECTION

Construction Standard 03–1

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)

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"

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.

REFERENCES	
SAGS AND TENSIONS	SECTION 02

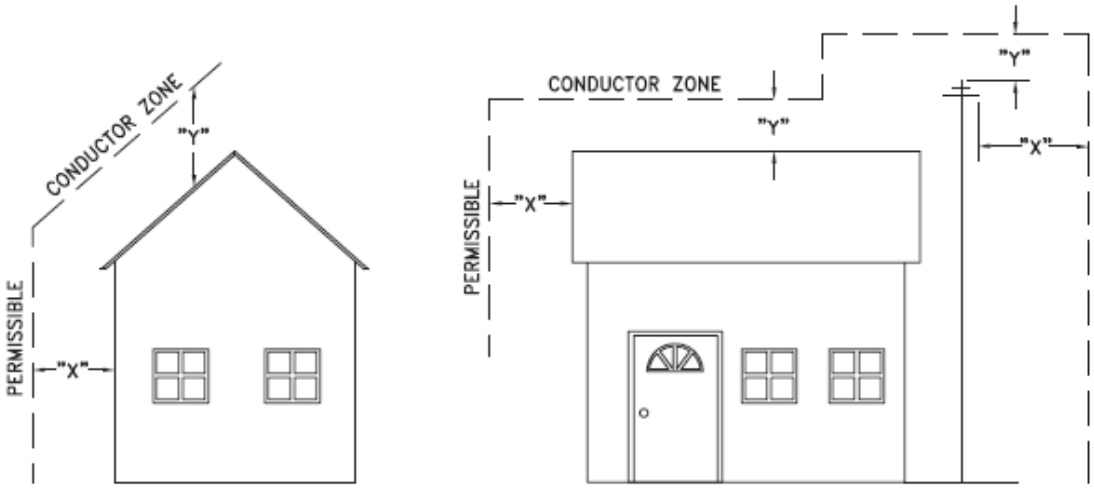
MINIMUM VERTICAL CLEARANCES OF WIRES, CABLES AND CONDUCTORS ABOVE GROUND OR RAILS

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

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

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

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 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	3'–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. — Name
2010-MAY-05 — Date
P.Eng. Approval By: D. Dadwani

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

P:\System Planning and Standards\Standard Design\PowerStream Standards\PowerStream Standards working folder\Section 3\3–4\DWG 03–4 R0 May 5, 2010.dwg, 5/5/2010 8:20:02 AM, Adobe PDF

Date:	January 21st 2025
Attention:	**Linda Asikis**
RE:	Request for Comments
File No.:	
Related Files:	**MV-25-01 & 02**
Applicant:	Wenqing Chen
Location	117 Arnold Crescent – Part 1 & 2

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).
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- PowerStream (Construction Standard 03-1, 03-4), attached
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If more information is required, please contact either of the following:

Stephen Cranley, C.E.T

Supervisor, Distribution Design, ICI & Layouts (North)
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E-mail: stephen.cranley@alectrautilities.com

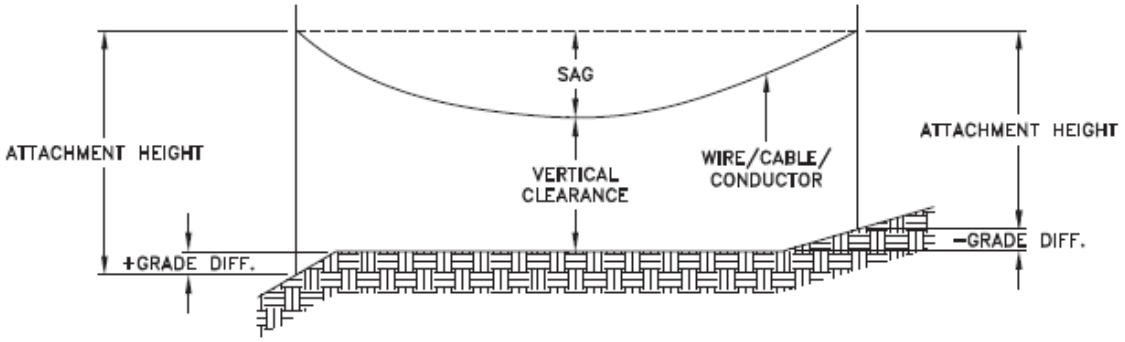
Mitchell Penner

Supervisor, Distribution Design-Subdivisions
Phone: 416-302-6215
Email: Mitchell.Penner@alectrautilities.com

Power Stream
YOUR CURRENT CONNECTION

Construction Standard 03–1

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)

CONVERSION TABLE	
METRIC	IMPERIAL (APPROX)
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370cm	12'–4"
340cm	11'–4"
310cm	10'–4"
250cm	8'–4"

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.

REFERENCES	
SAGS AND TENSIONS	SECTION 02

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

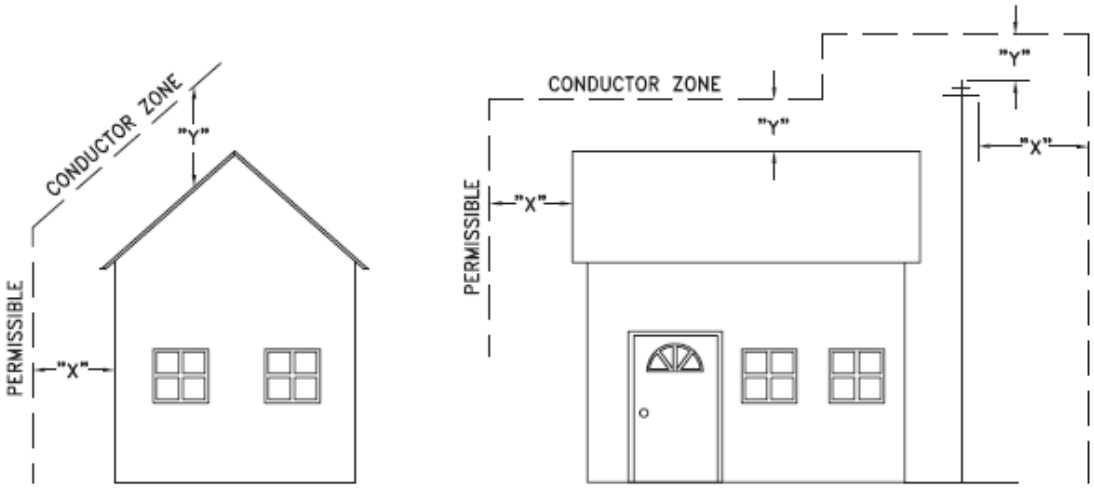
ORIGINAL ISSUE DATE: 2010–DEC–24 REVISION NO: R1 REVISION DATE: 2012–JAN–09

Certificate of Approval
This construction Standard meets the safety requirements of Section 4 of Regulation 22/04

Joe Crozier, P.Eng. — Name
2012-JAN-09 — Date
P.Eng. Approval By: Joe Crozier

Power Stream
YOUR CURRENT CONNECTION

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

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 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	3'–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. — Name
2010-MAY-05 — Date
P.Eng. Approval By: D. Dadwani

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