

Memorandum to the City of Markham Committee of Adjustment

February 15, 2024

File: A/123/23
Address: 221 The Meadows Avenue, Markham
Applicant: Nguyen The Phuong & Trac Thank Kiet
Agent: In Roads Consultants (Ida Evangelista)
Hearing Date: Wednesday, February 21, 2024

The following comments are provided on behalf of the East Team:

The applicant is requesting relief from the following requirements “Residential Two (R2)” Exception *190*465 of By-law 177-96, as amended, as it relates to a proposed coach house. The variance request is to permit:

- a) **By-law 177-96, 6.3.1.2:**
a setback from the main building of 5.8m (19.02 ft), whereas the by-law requires a minimum of 6.0m (19.7 ft);
- b) **By-law 177-96, Section 6.3.1.7(a):**
a garage lot coverage of 19.71 percent (67.64m²), whereas the by-law permits a maximum lot coverage of 15 percent (51.47m²);
- c) **By-law 177-96, Section 7.190.2(c)(ii):**
a side yard setback of 0.1m (0.3 ft), whereas the by-law requires a minimum setback of 0.3m (0.9 ft); and
- d) **By-law 28-97, Section 3.0, Table A:**
Two (2) parking spaces whereas the by-law requires three (3) parking spaces

BACKGROUND

Property Description

The 343.30 m² (3695.25 ft²) Subject Property is located on the south side of The Meadows Avenue, north of Highway 7 and west of Cornell Centre Boulevard. The property is located within an established residential neighbourhood comprised of a mix two-storey detached dwellings also containing attached and detached garages accessed by rear laneways. There are several examples of coach houses situated above the garages in the surrounding area. There is an existing single detached dwelling and detached garage on the property, which according to assessment records was constructed in 2013.

Proposal

The applicant is proposing an addition to the existing garage to accommodate three vehicles, as well as construct a coach house on the second storey (refer to Appendix “B” – Plans).

Official Plan and Zoning

Official Plan 2014 (partially approved on November 24/17, and updated on April 9/18)
Section 8.2.3.3 of the Official Plan designates the Subject Lands “Residential Low Rise”, which provides for low rise housing forms including coach houses located above a garage on a laneway.

Zoning By-law 177-96 as amended

The subject property is zoned R2*190*465 under By-law 177-96, as amended, which permits single detached dwellings containing private garages on lots accessed by lanes. Exceptions *190*465 include additional site-specific development standards for the property that do not impact the subject variance request. The proposed development does not comply with the By-law requirement with respect to the reduced setback from the main building, the garage lot coverage, and the side yard setback.

Zoning Preliminary Review (ZPR) Undertaken

The applicant has completed a Zoning Preliminary Review (ZPR) to confirm the initial variances required for the proposed development. The applicant submitted revised drawings on November 16, 2022. The applicant has not conducted a Zoning Preliminary Review for the revised drawings. Consequently, it is the owner's responsibility to ensure that the application has accurately identified all the variances to the Zoning By-law required for the proposed development. If the variance request in this application contains errors, or if the need for additional variances is identified during the Building Permit review process, further variance application(s) may be required to address the non-compliance.

COMMENTS

The Planning Act states that four tests must be met in order for a variance to be granted by the Committee of Adjustment:

- a) The variance must be minor in nature;
- b) The variance must be desirable, in the opinion of the Committee of Adjustment, for the appropriate development or use of land, building or structure;
- c) The general intent and purpose of the Zoning By-law must be maintained;
- d) The general intent and purpose of the Official Plan must be maintained.

Reduced Side Yard Setback

The Applicant is requesting a minimum side yard setback of 0.1 m (0.3 ft) for the west portion of the proposed coach house, whereas the by-law requires a minimum side yard setback of 0.3m (0.9 ft) from the side lot line.

The requested variance will allow the construction of an additional enclosed parking garage and stairway access which extends the coach house addition on the second storey. The property line to the west of the proposed development abuts an existing transformer which results in an irregular lot configuration and limits the allowable buildable area. North of the transformer, the proposed development complies with the minimum side yard setback for the west portion. There will be approximately 0.85 m (2.78 ft) of space between the existing transformer and the proposed development. Engineering staff have reviewed the application and have no concern with the variance respecting drainage. Given the irregular lot configuration due to the existing transformer abutting the west portion of the proposed development, Staff have no concerns with the requested variance.

Reduction in Minimum Setback from the Main Building

The Applicant is requesting relief to permit a minimum setback of 5.8m (19.02 ft) from the main building, whereas the By-law requires a minimum setback of 6m (19.7 ft) from the main building. This represents a reduction of 0.2m (0.65 ft).

Initially, the applicant requested a minimum setback of 4.8m (15.75 ft). Staff had concerns regarding the overall massing of the garage and the coach house, as well as the reduction

of the private amenity space between the main building and the proposed development. The applicant revised the proposal to request the variance noted above. Staff are satisfied with the revisions and are of the opinion that there are no anticipated adverse impacts to the abutting properties and are satisfied with the requested variance.

Increase in Maximum Garage Lot Coverage

The applicant is requesting relief for a maximum garage lot coverage of 19.71 percent (67.64m²), whereas the By-law permits a maximum garage lot coverage of 15 percent (51.47m²).

The requested variance will allow the construction of an additional enclosed parking garage which extends the coach house addition on the second storey. The proposed development shows a garage door which could provide access into the rear yard, and the applicant and owner should be aware that parking in the rear yard between the main building and the detached garage is not permitted. The mechanical room and the stairway access to the second storey of the coach house addition is included in the requested garage lot coverage. The surrounding neighborhood is currently experiencing a transformation, with the conversion of some existing 2-car detached garages into 3-car detached garages featuring coach house units on the second storey. There are approximately 4 properties situated on The Meadows Avenue that contain 3-car detached garages with coach house units.

Staff believe that the proposed garage lot coverage aligns well with the ongoing development in the neighborhood. Staff have no concerns regarding the requested variance and find that the size of the proposed development is generally compatible with the street.

Accessory Dwellings/ Secondary Suites

Fire and Emergency Services Department has no objections provided the secondary suite is registered with the City and complies with Building and Fire Codes. Should this application be approved, the applicant will be required to obtain a building permit which ensures the secondary suite will be in compliance with Building Code and Fire Code regulations, and will be required to register their second suite with the Fire Department prior to the occupancy of the unit.

EXTERNAL AGENCIES

Alectra Utilities Comments – August 21, 2023

Alectra Utilities reviewed the proposed minor variance application and have no objections to its approval, subject to the following comments (Appendix “D”).

PUBLIC INPUT SUMMARY

As of February 15, 2024 the City received 9 letters expressing support for the proposed development. It is noted that additional information may be received after the writing of the report, and the Secretary-Treasurer will provide information on this at the meeting.

CONCLUSION

Planning Staff have reviewed the application with respect to Section 45(1) of The Planning Act, R.S.O. 1990, c. P.13, as amended, and are of the opinion that the variance request meets the four tests of the Planning Act and have no objection. Staff recommend that the Committee consider public input in reaching a decision.

The onus is ultimately on the applicant to demonstrate why they should be granted relief from the requirements of the zoning by-law, and how they satisfy the tests of the Planning Act required for the granting of minor variances.

Please refer to Appendix "C" for conditions to be attached to any approval of this application.

APPENDICIES

Appendix "A" – Aerial Photo

Appendix "B" – Plans

Appendix "C" - A/123/23 Conditions of Approval

Appendix "D" – Alectra Utilities Comments and Conditions

PREPARED BY:

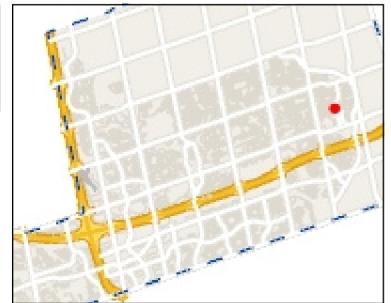


Trisha Sridharan, Development Technician, Planning and Urban Design Department


REVIEWED BY:



Stacia Muradali, Development Manager, East District



Legend

 Subject Lands

1: 500



25.4 0 12.70 25.4 Meters

NAD_1983_UTM_Zone_17
N © City of Markham

DISCLAIMER: The information is presented on a best-efforts basis, and should not be relied upon for making financial, survey, legal or other commitments. If you have questions or comments regarding the data displayed on this map, please email cgis@markham.ca and you will be directed to the appropriate department.

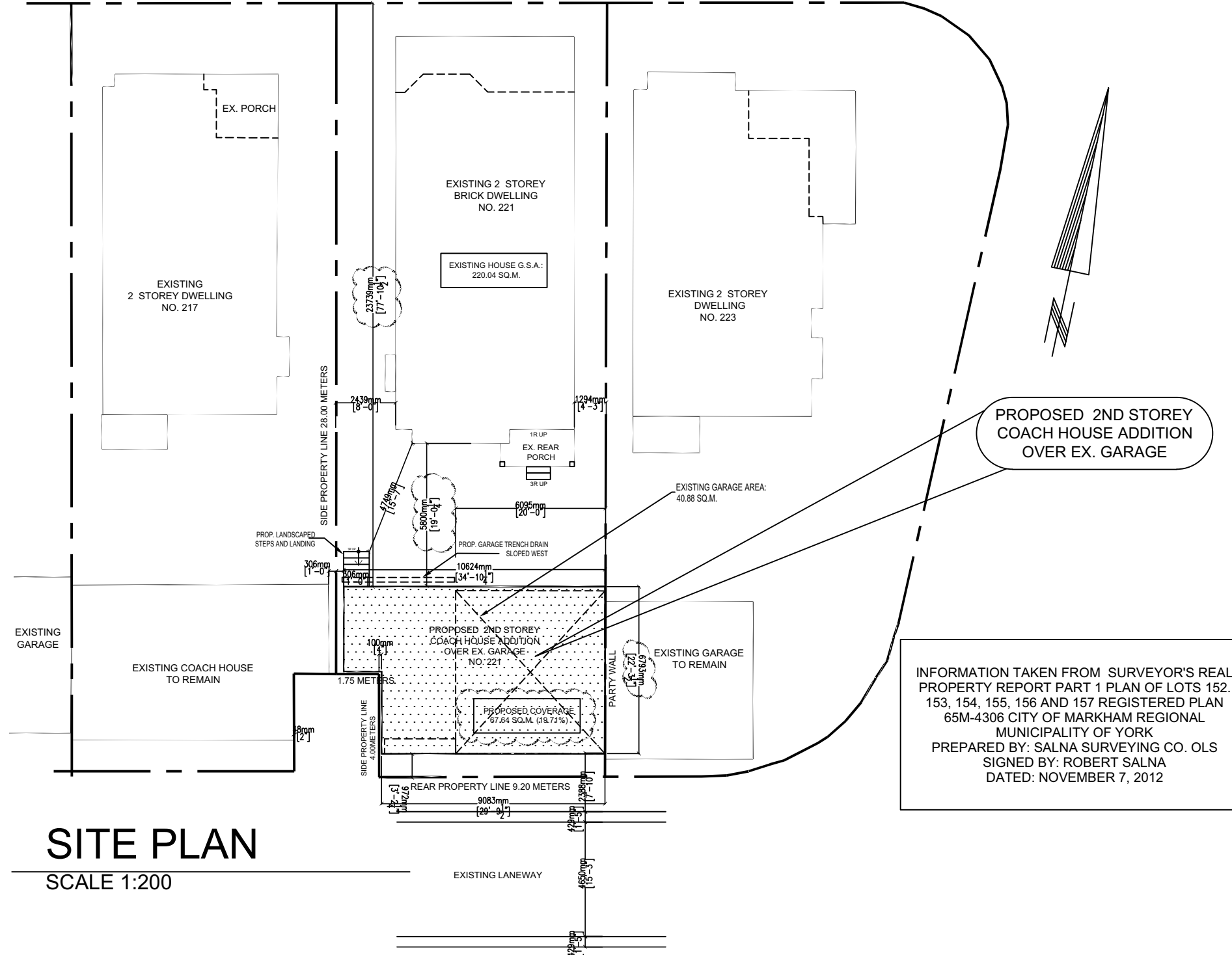
Notes

Appendix B

File: 23.129010.000.00.MNV
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THE MEADOWS AVENUE

STREET LINE 10.95 METERS



PROPOSED 2ND STOREY COACH HOUSE ADDITION OVER EX. GARAGE

INFORMATION TAKEN FROM SURVEYOR'S REAL PROPERTY REPORT PART 1 PLAN OF LOTS 152, 153, 154, 155, 156 AND 157 REGISTERED PLAN 65M-4306 CITY OF MARKHAM REGIONAL MUNICIPALITY OF YORK
 PREPARED BY: SALNA SURVEYING CO. OLS
 SIGNED BY: ROBERT SALNA
 DATED: NOVEMBER 7, 2012

SITE PLAN

SCALE 1:200



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16 Nashville Ave Unit A Toronto, Ontario M6M 1J1
 Tel: 519-941-8304 Cell: 416-804-7595
 mannymarcos13@gmail.com

Drawing Title
SITE PLAN

Project
COACH HOUSE ADDITION

221 THE MEADOWS AVENUE MARKHAM ONTARIO

I.S. Drawn by
 M.M. Checked by
 AS SHOWN Scale
 2210-684 Project No.
 2 OF 14 Sheet No.

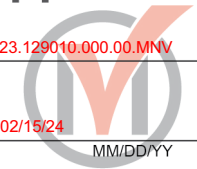
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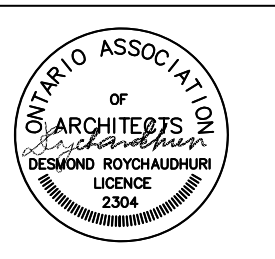
LIST OF DRAWINGS

| | |
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| A-13 | PROPOSED WEST ELEVATION |
| A-14 | PROPOSED EAST ELEVATION |



SITE STATISTICS

| LEVELS | EXISTING | PROPOSED | REMARKS |
|---|--------------------------------|---------------------------------|---------|
| EXISTING HOUSE | SQ. M. | SQ. M. | |
| GROUND FLOOR AREA | 104.27 | N/A | |
| SECOND FLOOR AREA | 115.77 | N/A | |
| TOTAL (GFA) | 220.04 (EXISTING HOUSE) | | |
| GROUND GARAGE AREA | 40.88 (EX. GARAGE) | 26.76 | |
| SECOND LEVEL AREA (COACH HOUSE) | NA | 67.64 | |
| TOTAL (GFA) | 40.88 (EXISTING GARAGE) | 94.40 SQ.M (COACH HOUSE) | |
| LOT AREA : 343.40 SQ. METERS EXISTING | | | |
| LOT FRONTAGE: 10.95 METERS EXISTING | | | |
| HOUSE GROSS SQUARE AREA: 220.04 SQ.M | | | |
| LOT COVERAGE: HOUSE (122.51 SQ.M (35.67%) + COACH HOUSE 67.64 SQ.M (19.71%) = TOTAL 55.38% | | | |
| COACH HOUSE BUILDING HEIGHT: 8.435 METERS | | | |
| GARAGE - COACH HOUSE SETBACKS | EXISTING METERS | PROPOSED METERS | REMARKS |
| SETBACK: NORTH | 23.93 (STREET LINE) | 23.73(STREET LINE) | |
| SETBACK: SOUTH | 0.97 | 0.97 | |
| SETBACK: EAST | 0 | 0 | |
| SETBACK: WEST | 3.15 | 0.15 | |



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COVER SHEET & SITE STATISTICS

COACH HOUSE ADDITION

221 THE MEADOWS AVENUE MARKHAM ONTARIO

Drawing Title

Project

I.S.

M.M.

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2210-684

1 OF 14

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Plot Date
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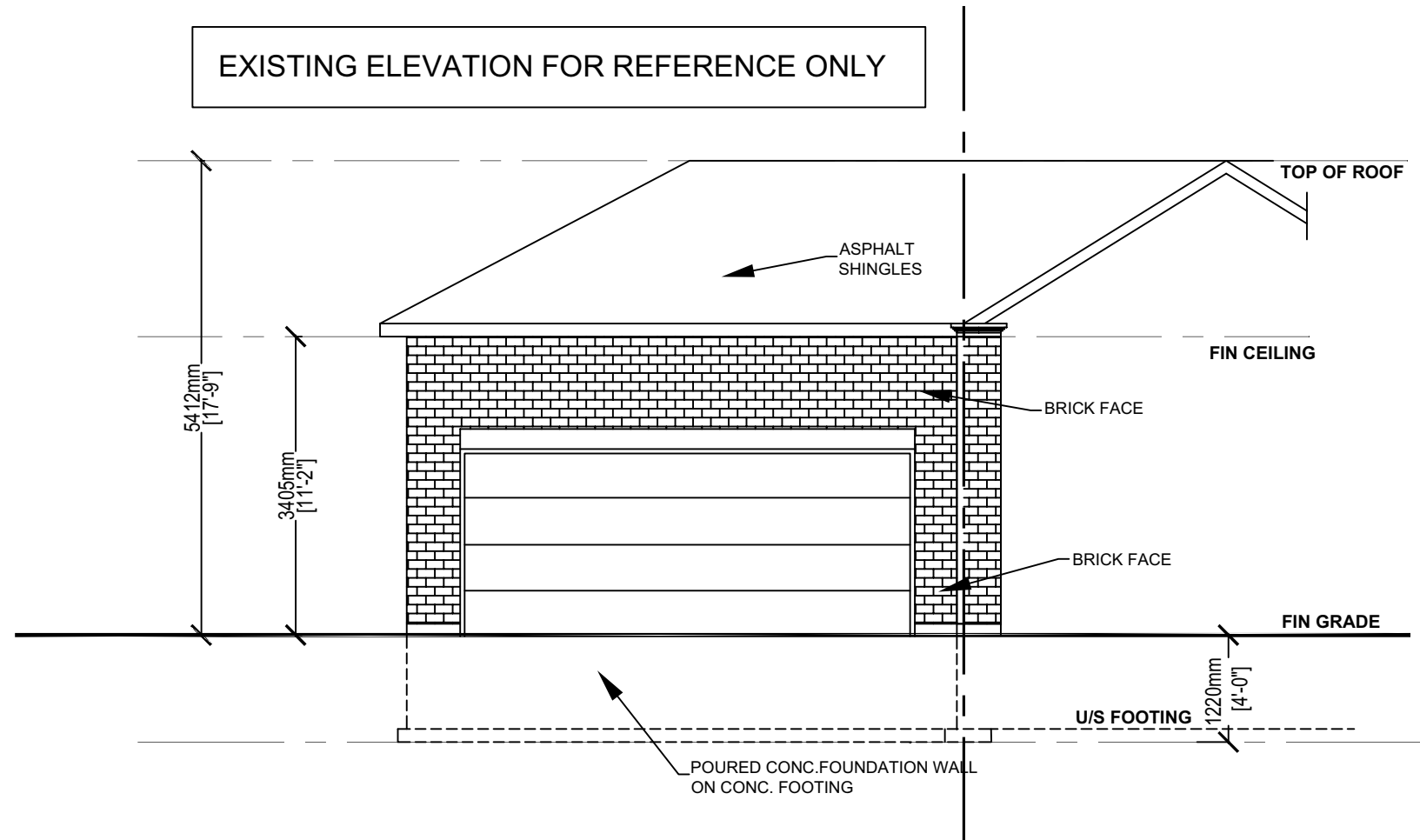
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EXISTING SOUTH ELEVATION

SCALE 1:75



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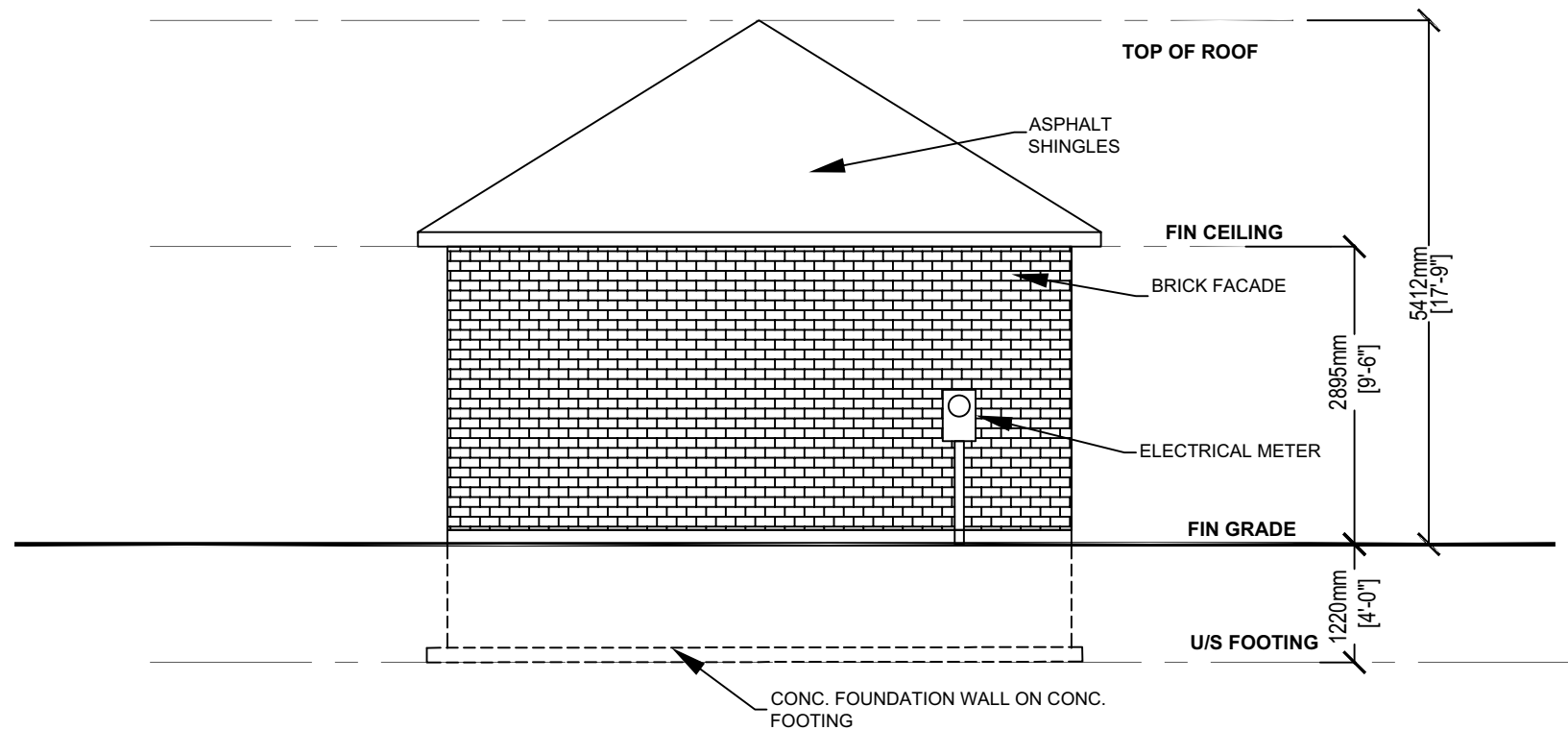
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EXISTING ELEVATION FOR REFERENCE ONLY



EXISTING WEST ELEVATION

SCALE 1:75



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EXISTING WEST ELEVATION
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221 THE MEADOWS AVENUE MARKHAM ONTARIO

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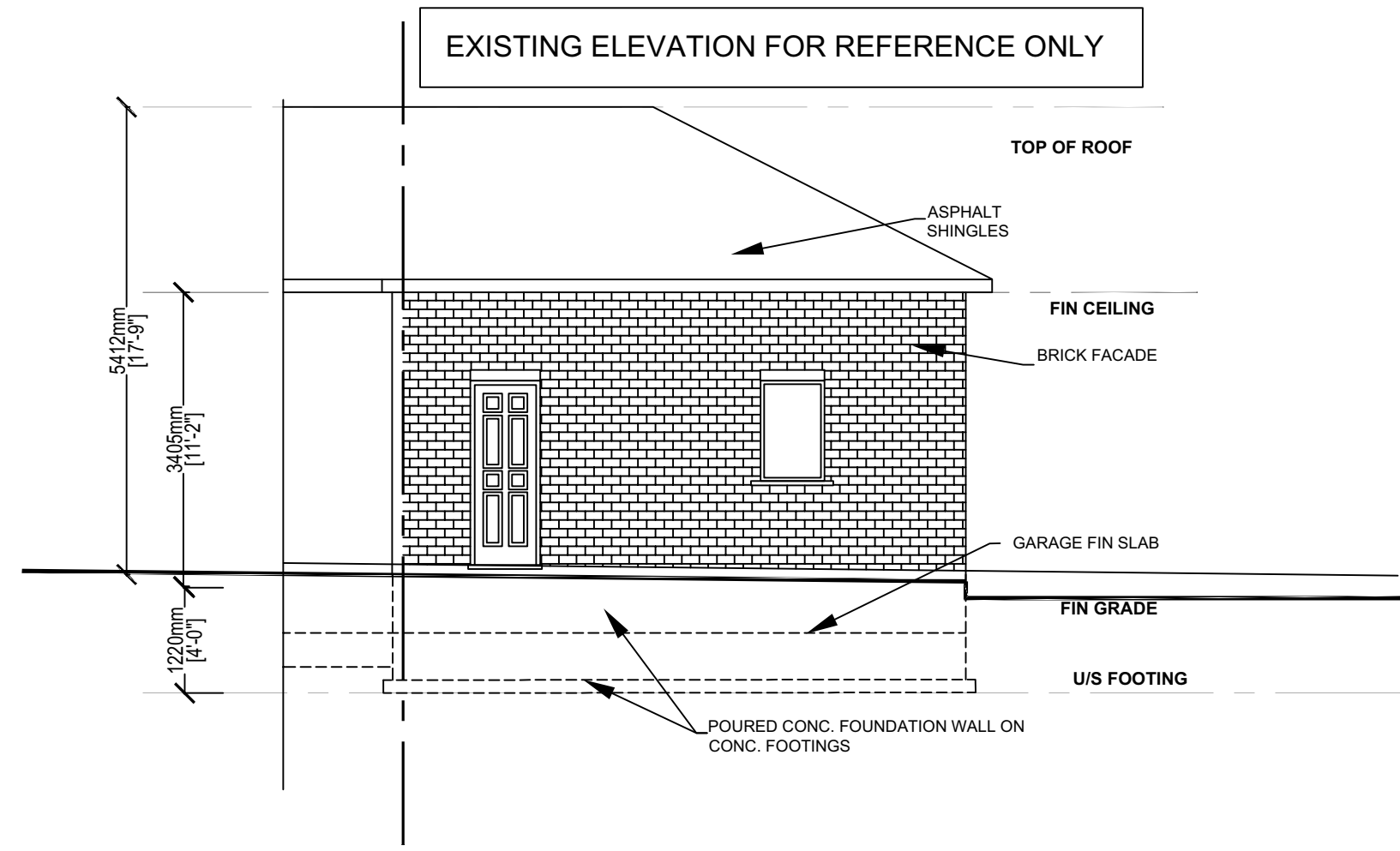
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Appendix B

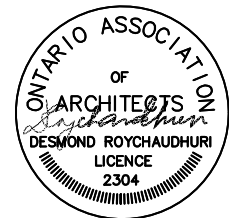
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EXISTING NORTH ELEVATION

SCALE 1:50



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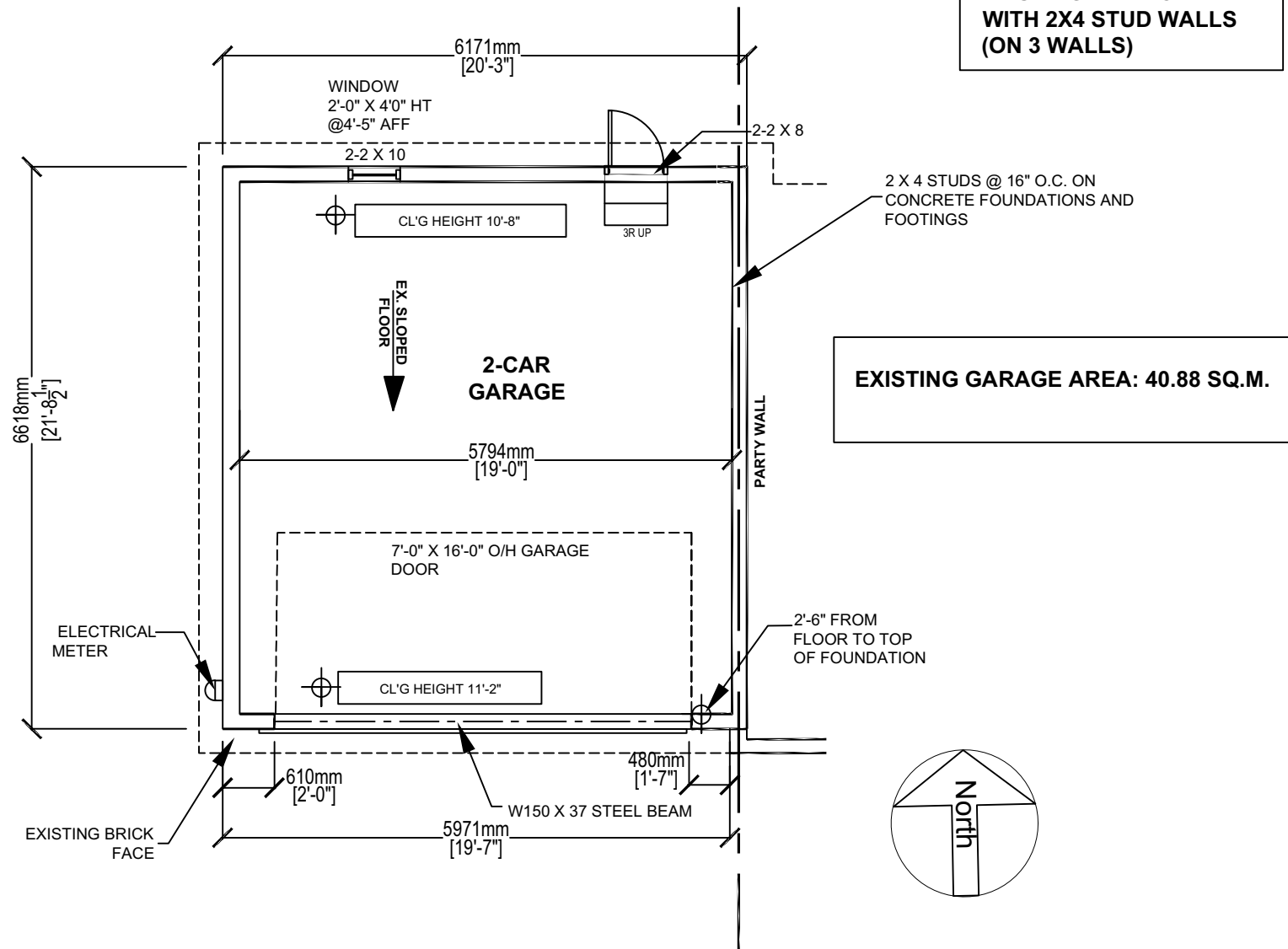
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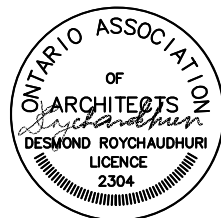
EXISTING FLOOR PLAN FOR REFERENCE ONLY

EXISTING 4" BRICK WITH 2X4 STUD WALLS (ON 3 WALLS)



EXISTING GARAGE PLAN

SCALE 1:75



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EXISTING GARAGE PLAN

COACH HOUSE ADDITION

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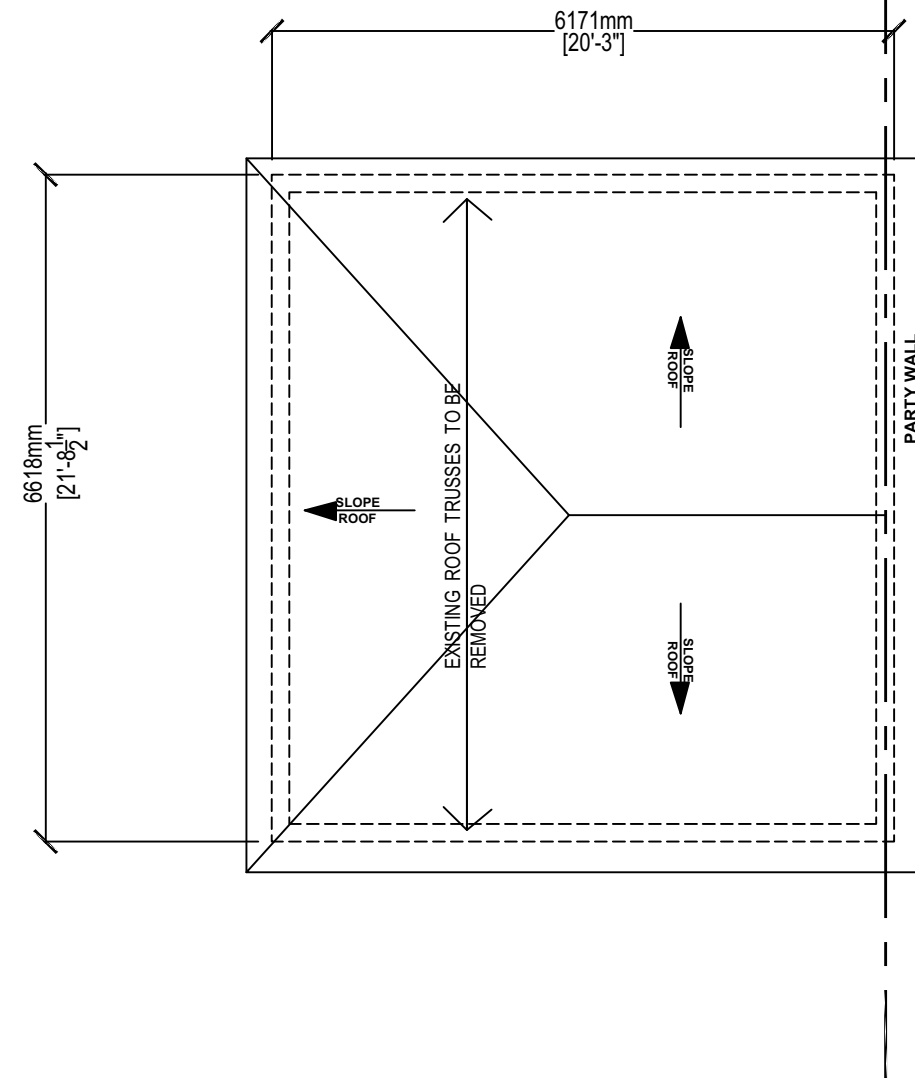
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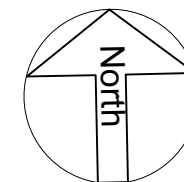
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EXISTING GARAGE ROOF PLAN

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EXISTING GARAGE ROOF PLAN

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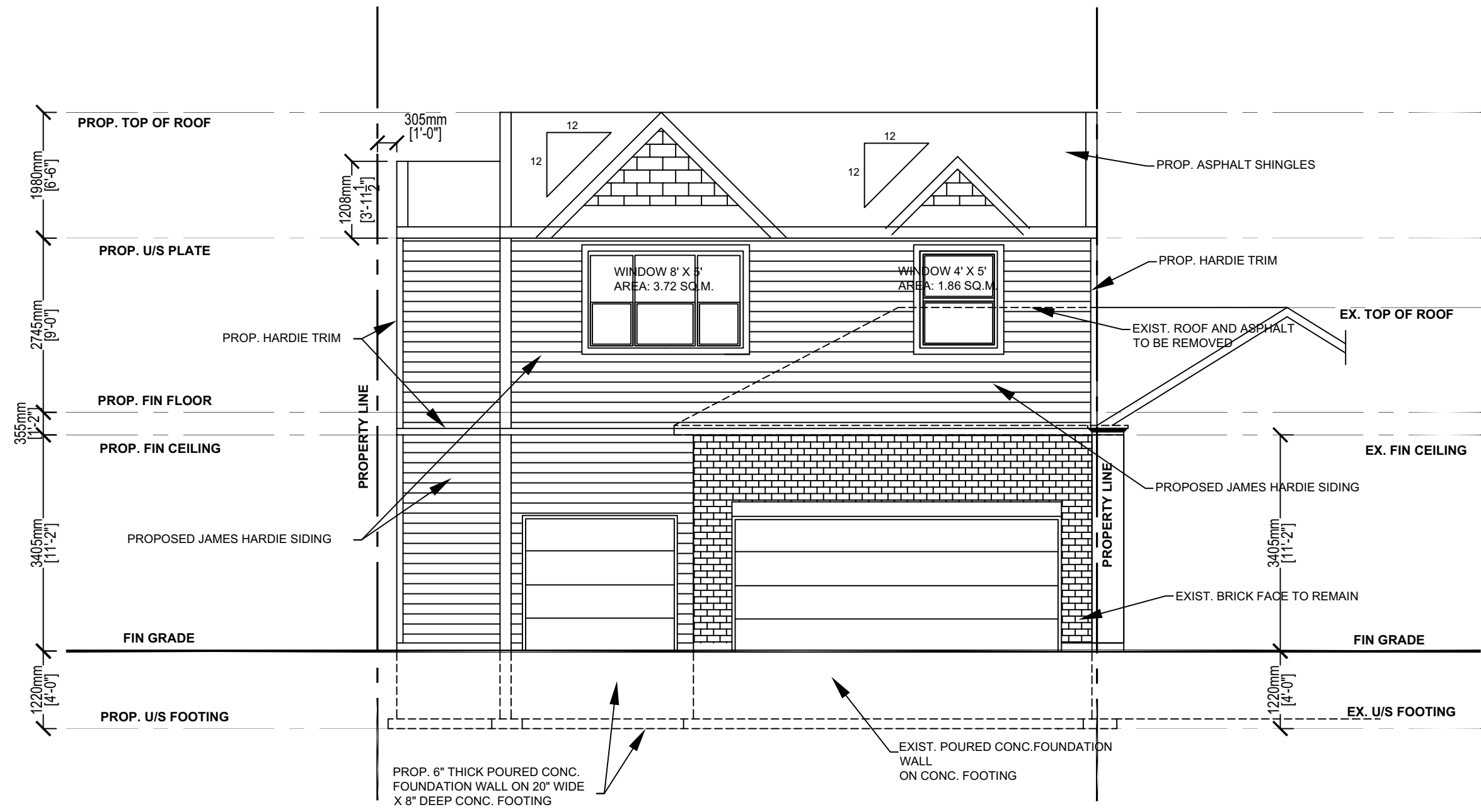
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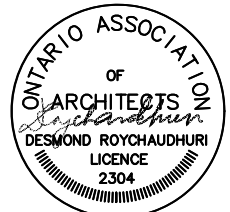
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PROPOSED SOUTH LANEWAY ELEVATION SCALE 1:75



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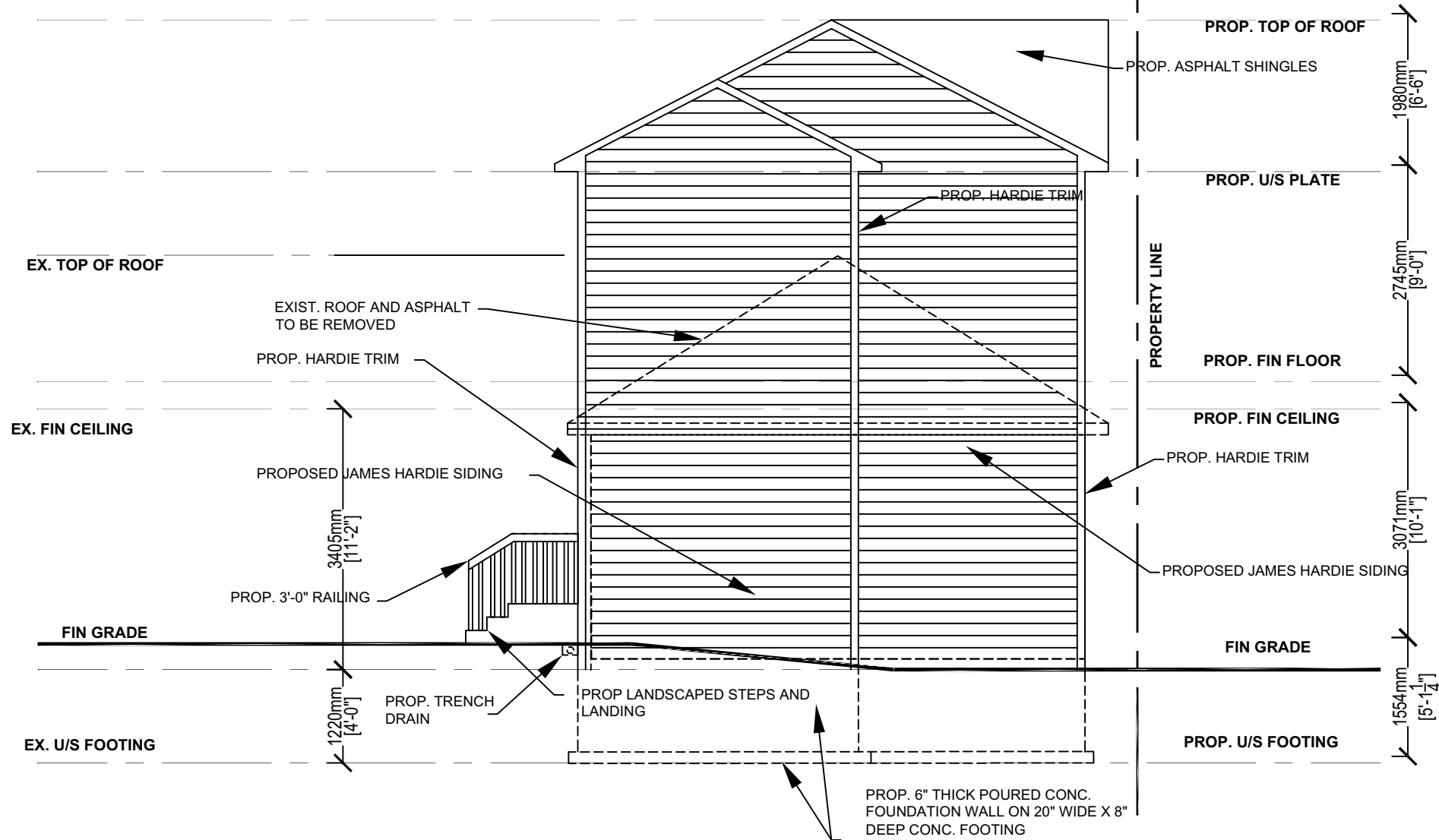
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PROPOSED WEST ELEVATION

SCALE 1:75



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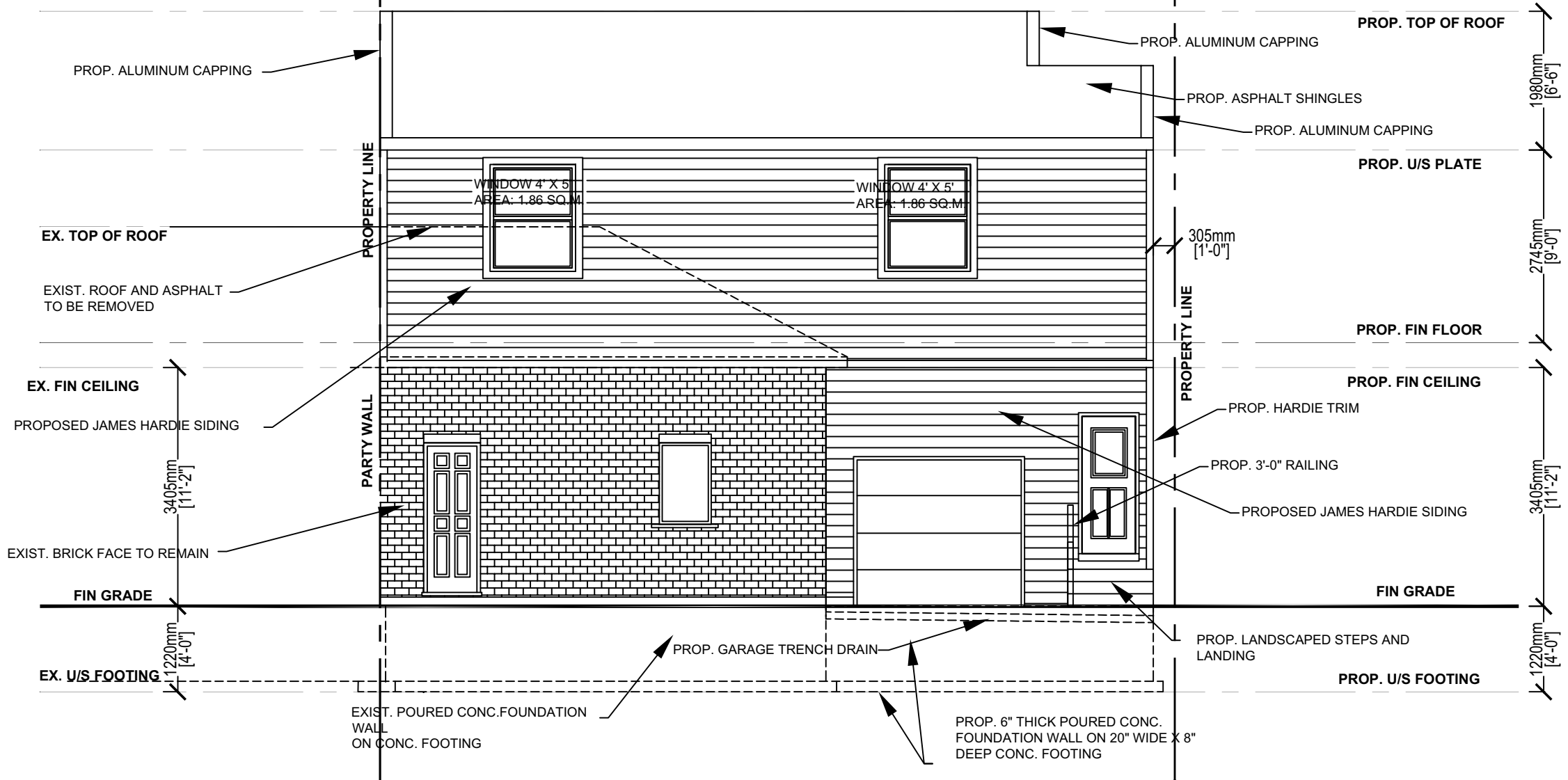
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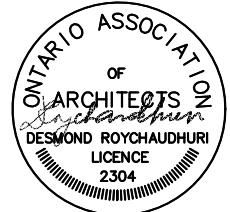
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PROPOSED NORTH ELEVATION SCALE 1:75



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 2210-684 Project No.
 12 OF 14 Sheet No.

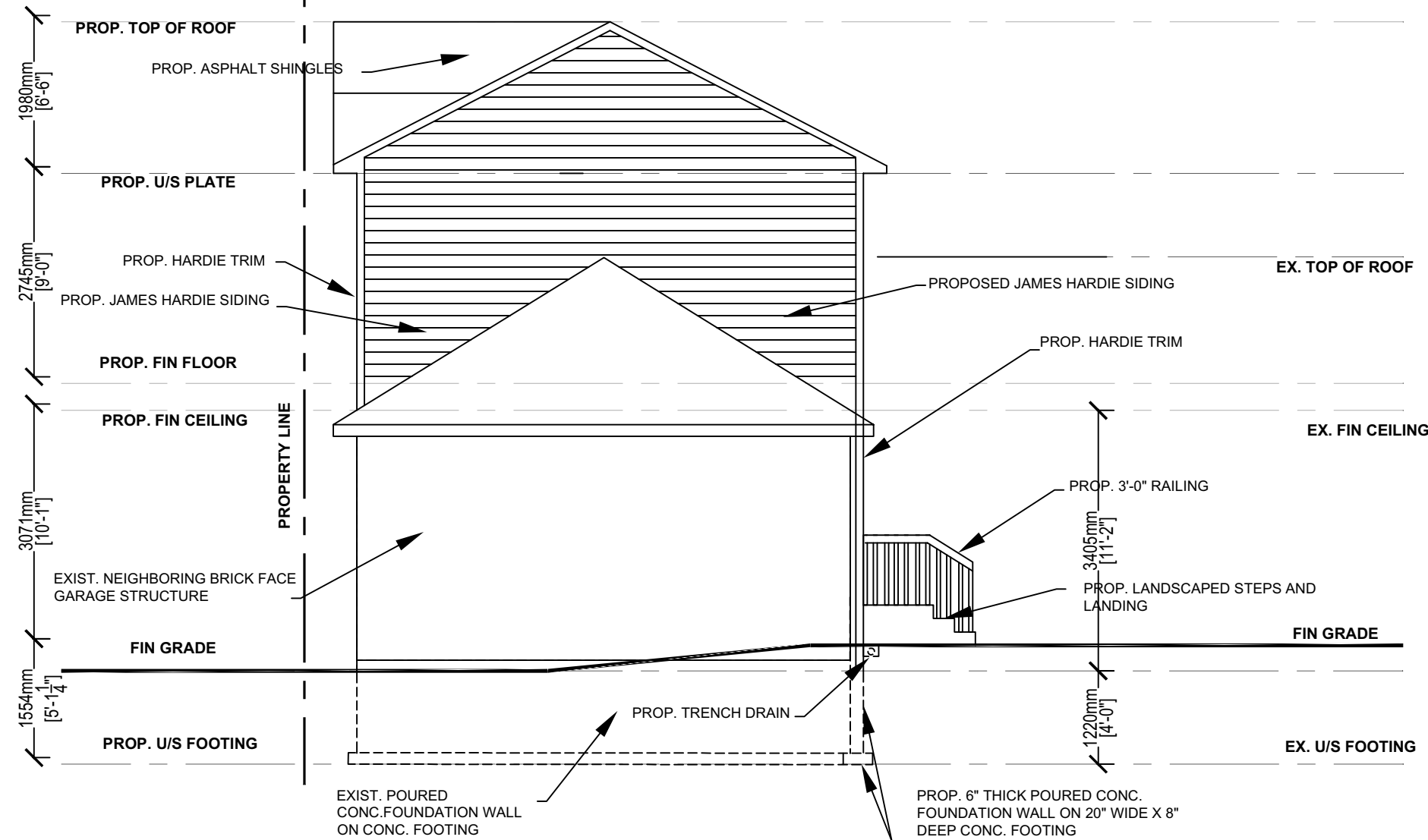
Plot Date
AUGUST 21, 2022
 Revised
NOVEMBER 9, 2023
 Drawing No.
A-12

Appendix B

File: 23.129010.000.00.MNV

Date: 02/15/24
MM/DD/YY

NOTES:
OVERHANGS ON EAST AND WEST ELEVATIONS SHALL BE ZERO AS INDICATED IN DRAWINGS. THE NORTH AND SOUTH OVERHANG SHALL BE 12" AS INDICATED ON THE DRAWINGS AND A 4" GUTTER SHALL BE BEYOND OVERHANG



PROPOSED EAST ELEVATION

SCALE 1:75



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mannymarcos13@gmail.com

PROPOSED EAST ELEVATION

COACH HOUSE ADDITION

221 THE MEADOWS AVENUE MARKHAM ONTARIO

Drawing Title

Project

I.S.

M.M.

AS SHOWN

2210-684

14 OF 14

Drawn by

Checked by

Scale

Project No.

Sheet No.

Plot Date
AUGUST 21, 2022

Revised
NOVEMBER 9, 2023

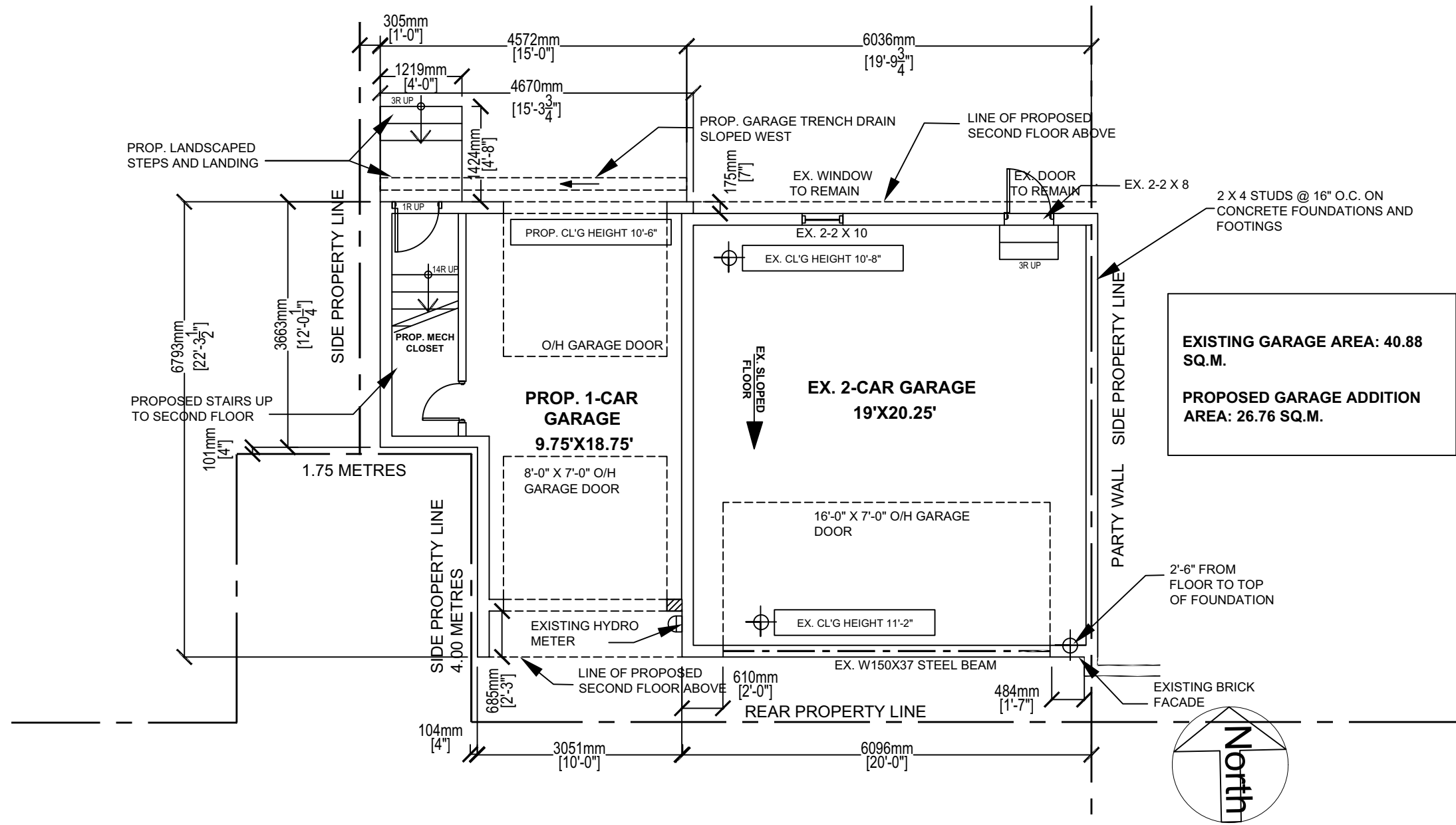
Drawing No.

A-14

Appendix B

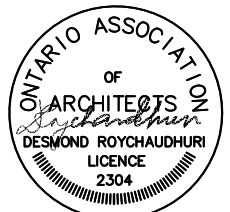
File: 23.129010.000.00.MNV

Date: 02/15/24
MM/DD/YY



PROPOSED GARAGE PLAN

SCALE 1:75



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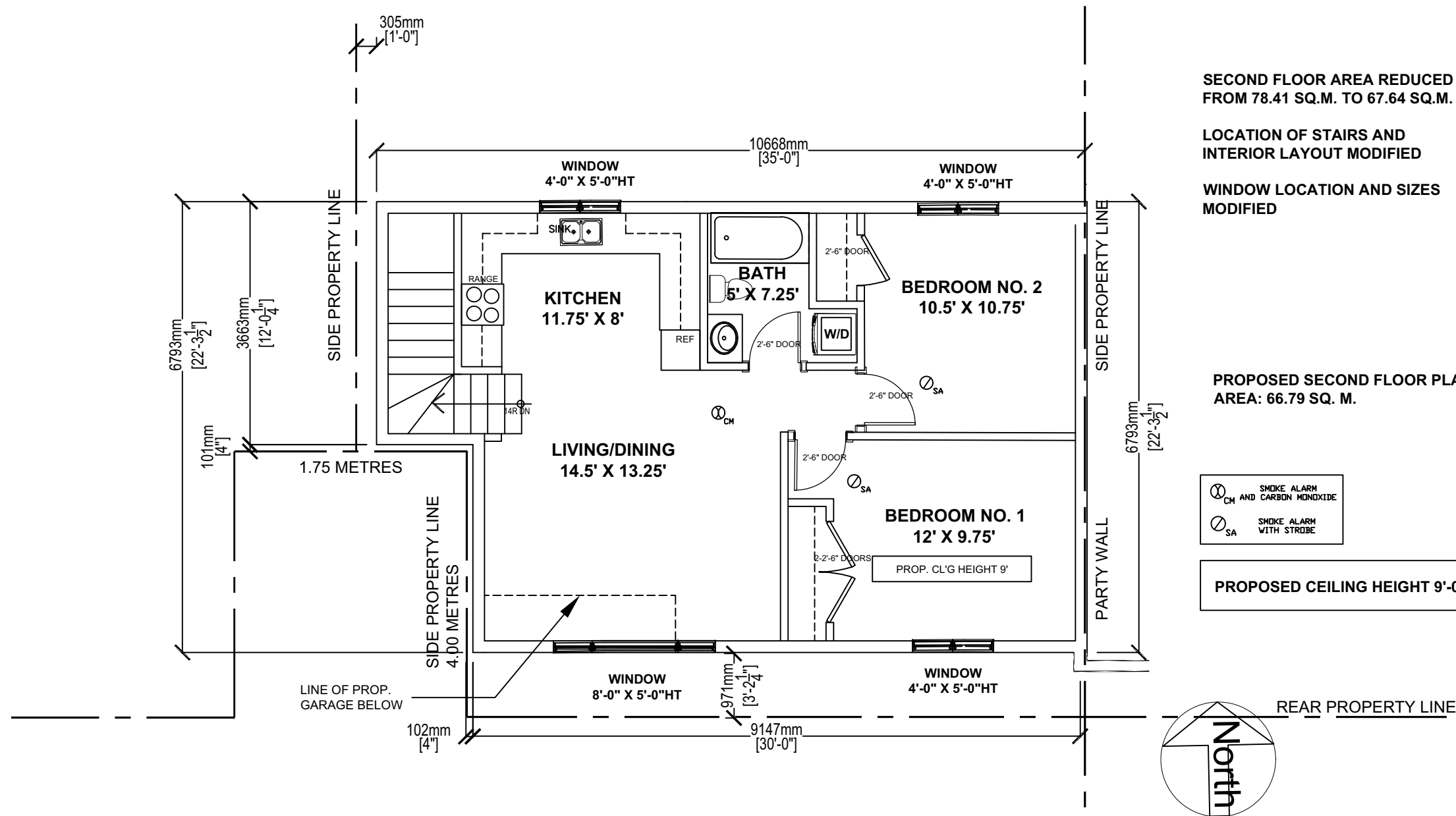
Drawing Title
PROPOSED GARAGE PLAN
 Project
COACH HOUSE ADDITION
 221 THE MEADOWS AVENUE MARKHAM ONTARIO

I.S. Drawn by
 M.M. Checked by
 AS SHOWN Scale
 2210-684 Project No.
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Plot Date
AUGUST 21, 2022
 Revised
NOVEMBER 9, 2023
 Drawing No.
A-8

Appendix B

File: 23.129010.000.00.MNV
 Date: 02/15/24
 MM/DD/YY



SECOND FLOOR AREA REDUCED FROM 78.41 SQ.M. TO 67.64 SQ.M.
 LOCATION OF STAIRS AND INTERIOR LAYOUT MODIFIED
 WINDOW LOCATION AND SIZES MODIFIED

PROPOSED SECOND FLOOR PLAN AREA: 66.79 SQ. M.

- ⊗ CM SMOKE ALARM AND CARBON MONOXIDE
- ⊗ SA SMOKE ALARM WITH STROBE

PROPOSED CEILING HEIGHT 9'-0"

PROPOSED SECOND FLOOR PLAN SCALE 1:75



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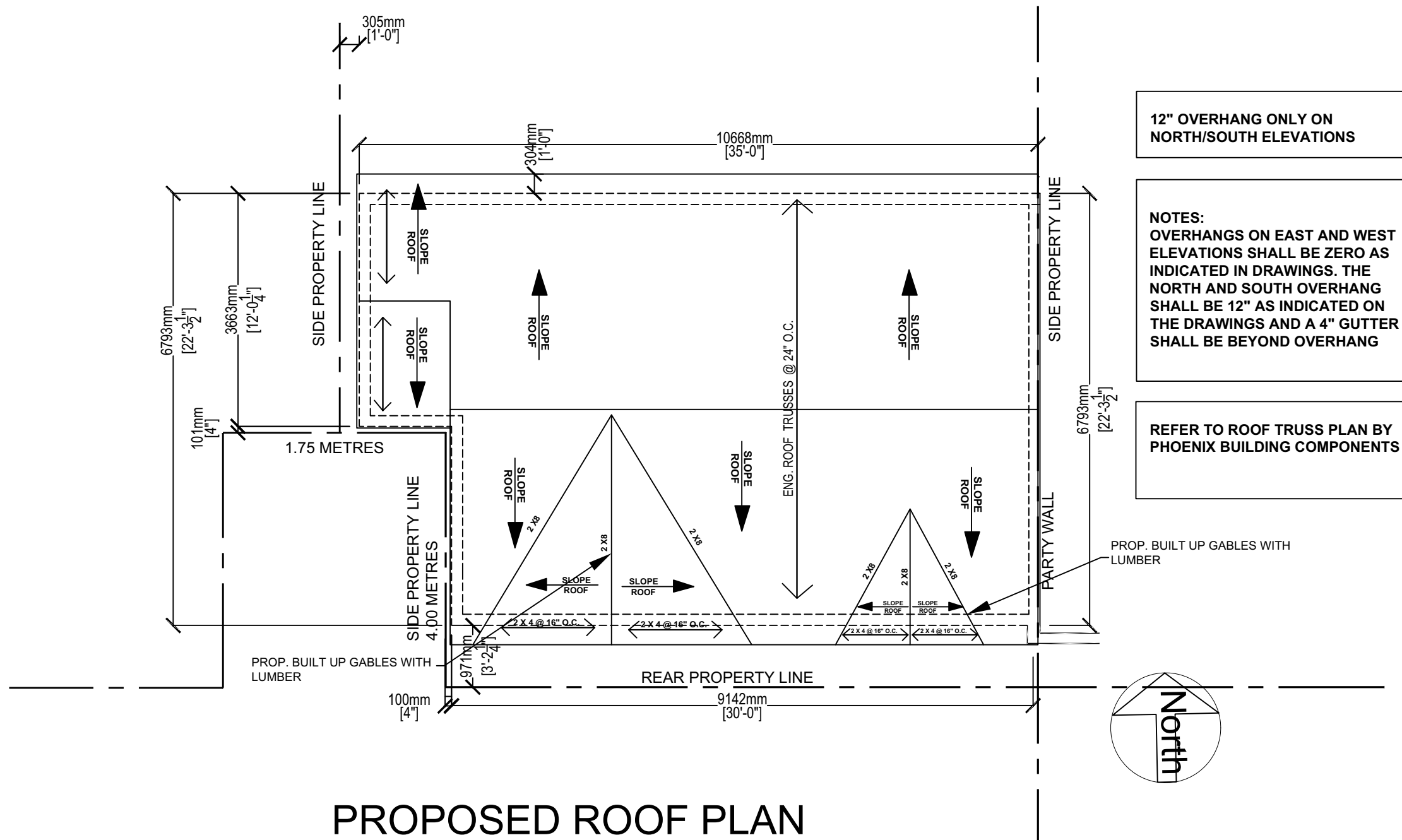
Drawing Title
PROPOSED SECOND FLOOR PLAN
 Project
COACH HOUSE ADDITION
 221 THE MEADOWS AVENUE MARKHAM ONTARIO

I.S. Drawn by
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 AS SHOWN Scale
 2210-684 Project No.
 9 OF 14 Sheet No.

Plot Date
AUGUST 21, 2022
 Revised
NOVEMBER 9, 2023
 Drawing No.
A-9

Appendix B

File: 23.129010.000.00.MNV
 Date: 02/15/24
 MM/DD/YY

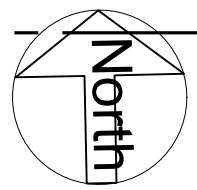


12" OVERHANG ONLY ON NORTH/SOUTH ELEVATIONS

NOTES:
 OVERHANGS ON EAST AND WEST ELEVATIONS SHALL BE ZERO AS INDICATED IN DRAWINGS. THE NORTH AND SOUTH OVERHANG SHALL BE 12" AS INDICATED ON THE DRAWINGS AND A 4" GUTTER SHALL BE BEYOND OVERHANG

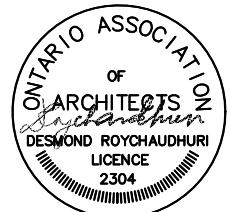
REFER TO ROOF TRUSS PLAN BY PHOENIX BUILDING COMPONENTS

PROP. BUILT UP GABLES WITH LUMBER



PROPOSED ROOF PLAN

SCALE 1:75



Contractor Must Check And Verify the existing Site conditions including All Dimensions and report any Discrepancies to Consultants before proceeding with any Work at the Job Site. Do Not Scale The Drawings. All Drawings, Specifications And Related Documents Are The Copyright Of The Architect. And/Or Designer And Must Be Returned Upon Request. Reproduction Of Drawings, Specifications And Related Documents In Part Or Whole Is Forbidden Without The Architects Written Permission. This Drawing Is Not To Be Used For Construction Until Signed By The Architect and/or Designer.

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 mannymarcos13@gmail.com

Drawing Title
PROPOSED ROOF PLAN
 Project
COACH HOUSE ADDITION
 221 THE MEADOWS AVENUE MARKHAM ONTARIO

I.S. Drawn by
 M.M. Checked by
 AS SHOWN Scale
 2210-684 Project No.
 10 OF 14 Sheet No.

Plot Date
AUGUST 21, 2022
 Revised
NOVEMBER 9, 2023
 Drawing No.
A-10

APPENDIX "C"

CONDITIONS TO BE ATTACHED TO ANY APPROVAL OF FILE A/123/23

1. The variances apply only to the proposed development as long as it remains;
2. That the variances apply only to the subject development, in substantial conformity with the batch stamped plans attached as Appendix B to this Staff Report, and that the Secretary-Treasurer receive written confirmation from the Director of Planning and Urban Design or designate that this condition has been fulfilled to his or her satisfaction;
3. That variance "c" shall apply only to the west side yard portion containing the existing transformer; and

CONDITIONS PREPARED BY:



Trisha Sridharan, Development Technician, Planning and Urban Design Department

Appendix D

File: 23.129010.000.00.MNV

Date: 02/15/24
MM/DD/YY

Discover the possibilities

Date: August 21st 2023

Attention: **Shawna Houser**

RE: Request for Comments

File No.: **A123-23**

Applicant: Nguyen The & Trac Thank & Phuong & Kiet

Location 221 The Meadows Avenue



Discover the possibilities

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:

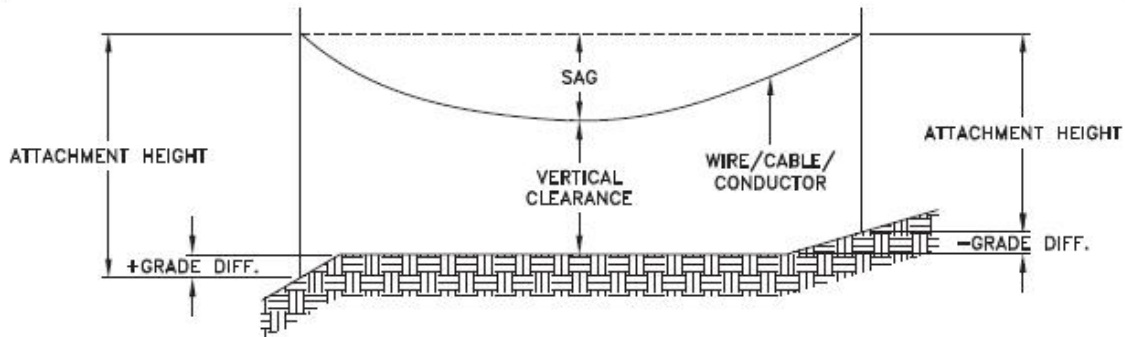
- Ontario Electrical Safety Code, latest edition (Clearance of Conductors from Buildings)
- Ontario Health and Safety Act, latest edition (Construction Protection)
- Ontario Building Code, latest edition (Clearance to Buildings)
- PowerStream (Construction Standard 03-1, 03-4), attached
- Canadian Standards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

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

Stephen Cranley, C.E.T
Supervisor, Distribution Design, ICI & Layouts (North)
Phone: 1-877-963-6900 ext. 31297
E-mail: stephen.cranley@alectrautilities.com

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

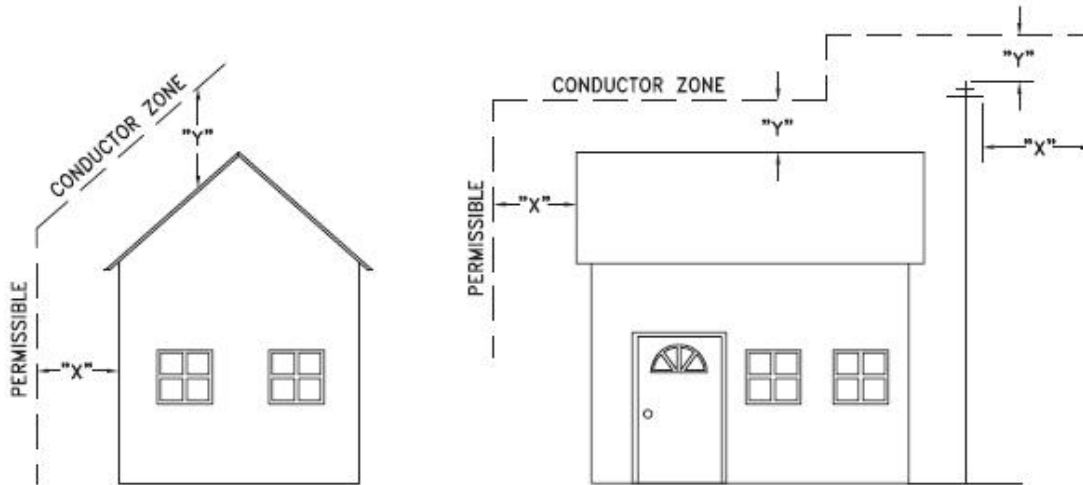
SAGS AND TENSIONS SECTION 02

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 CLEARANCE UNDER MAXIMUM SWING CONDITIONS DIMENSION "X" (SEE NOTES 1, 3 & 4) | MINIMUM VERTICAL CLEARANCE UNDER MAXIMUM DESIGN SAG CONDITIONS DIMENSION "Y" (SEE NOTES 1, 2, 4 & 5) |
|--------------------|--|--|
| 0-600V AND NEUTRAL | 100cm | 250cm |
| 4.16/2.4 TO 44kV | 300cm | 480cm |

NOTES

1. UNDER NO CIRCUMSTANCES SHALL A CONDUCTOR BE PERMITTED TO PENETRATE THE ENVELOPE SHOWN BY THE DOTTED LINE.
2. THE VERTICAL CLEARANCES ARE UNDER CONDITIONS OF MAXIMUM DESIGN SAG.
3. THE HORIZONTAL CLEARANCES ARE UNDER CONDITIONS OF MAXIMUM SWING. WHERE THE CONDUCTOR SWING IS NOT KNOWN A HORIZONTAL CLEARANCE OF 480CM SHALL BE USED.
4. BUILDINGS THAT EXCEED 3 STOREYS OR 15M IN HEIGHT, THE MINIMUM HORIZONTAL CLEARANCE OF THE SECONDARY CONDUCTORS SHOULD BE INCREASED TO 300cm WHERE IT IS NECESSARY TO ALLOW FOR THE RAISING OF LADDERS BY LOCAL FIRE DEPARTMENTS.
5. IN SITUATIONS SUCH AS MULTI-LEVEL GARAGES, WHERE ROOFS ARE NORMALLY USED BY PERSONS AND VEHICLES, THE VERTICAL CLEARANCES OF POWERSTREAM STANDARD 03-1 SHALL APPLY.
6. DISTRIBUTION LINES CONSTRUCTED NEAR BUILDINGS SHALL BE BUILT TO AVOID OVERHANG WHEREVER POSSIBLE. WHERE LINES MUST BE CONSTRUCTED OVER OR ADJACENT TO BUILDINGS THE APPLICABLE HORIZONTAL AND VERTICAL CLEARANCES SHALL BE AT CONDITIONS OF MAXIMUM CONDUCTOR SWING AND MAXIMUM SAG. THE ABOVE CLEARANCES ARE DESIGNED TO PREVENT PERSONS ON OR IN BUILDINGS AS WELL AS EXTERNAL MACHINERY USED IN CONJUNCTION WITH A BUILDING TO COME IN CONTACT WITH CONDUCTORS. EFFORTS SHOULD BE MADE TO INCREASE THESE CLEARANCES WHERE POSSIBLE.
7. ALL CLEARANCES ARE IN ACCORDANCE TO CSA C22.3 NO.1-06 (TABLE-9).

| 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. 2010-MAY-05
Name Date
P.Eng. Approval By: *D. Dadwani*

ORIGINAL ISSUE DATE: 2010-MAY-05 REVISION NO: REVISION DATE:
System Planning and Standards/Standard Design/PowerStream Standards/PowerStream Standards working folder/Section 23-4/03-4 RD May 5, 2010.dwg, 5/5/2010 11:20:02 AM, Adobe PDF