Report to the Committee of Adjustment
Minor Variance Application
Item F

Date:	Thursday, October 16, 2025
Address:	16 Bawden Drive
Owner(s):	Scott Rushlow
Applicant:	N/A
File Number(s):	MV-25-0050
Related Application(s):	MV-24-09
Hearing Date:	Thursday, October 23, 2025
Prepared By:	Ryan Baek, Planner

Application Request

The following relief to Zoning By-laws 143-24 and 93-25 as amended, is requested:

	By-law Requirement	Proposed	Deficiency
Maximum Height of an accessory residential building	7.5 m (24.61 ft)	7.96 m (26.11 ft.)	0.46 (1.50 ft.)

The applicant is seeking approval of the requested variance for maximum height of an accessory residential building.

Background

Subject Property and Area Context

The subject lands, municipally known as 16 Bawden Dr, are generally located Northeast of Elgin Mills Road and Leslie Street. The property has a lot area of approximately 4,829.55 sq.m (51,984.84 sq.ft) and a lot frontage of approximately 103.86 sq.m (340.74 sq.ft). The subject lands contain a detached dwelling. Surrounding land uses include semi-detached and single-detached dwellings.

Official Plan

The subject lands are designated “Neighbourhood” in accordance with the City’s Official Plan (the “Plan”). Neighbourhoods are generally characterized by low density residential areas and a range of service uses and facilities. Development in the Neighbourhood designation is required to be compatible with the character of the adjacent and surrounding area.

Zoning

The subject lands are zoned **“Protected Countryside (PC) Zone”** pursuant to Zoning By-law 93-25, as amended. This zone permits single detached dwellings and accessory structures, subject to specific lot and development standards.

Related Applications on The Subject Lands

This same application was originally applied for back in 2024 as MV-24-09. At the time of the previous application, this was subject to ARU by-law 13-21 and was approved without issue. However, when the applicant moved forward to get a building permit, by-law 13-21 no longer applied for this property as the new ARU by-law 143-24 took effect. There was no transition policies in place for these provisions from the old ARU by-laws to the new ARU by-laws, so the applicant is required to submit another minor variance application.

Planning Comments

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) **Does the proposed variance meet the general intent and purpose of the Official Plan?**

   The intent of the "Neighbourhood" designation is to enhance and strengthen the character of neighbourhoods and promote connectivity and excellence in design. Opportunities for small-scale infill development is encouraged to support a greater mix of housing. Compatible new development should represent a "good fit" within the physical context and character of the surrounding areas.

   The subject lands are located within a newly established low-rise residential neighbourhood. The character of the neighbourhood is generally comprised of semi and single detached dwellings. The proposed accessory structure does not significantly change the context of the existing neighbourhood. Staff are of the opinion that the proposed accessory structure is compatible with the character and physical context of the adjacent and surrounding area.

   Based on the above, staff are of the opinion that the requested variance is in keeping with the general intent of the Official Plan.

2) **Does the proposed variance meet the general intent and purpose of the Zoning By-law?**

   The intent of a maximum height provision for a detached accessory structure is to minimize the potential shadow and overlook impact, as well as ensuring the character of the surrounding neighbourhood is not negatively impacted. The request for increased height for accessory structures is not anticipated to result in negative impacts to neighbouring properties and the surrounding area.

   Staff are of the opinion that the proposed variance maintain the general intent and purpose of the Zoning By-law.

3) **Is the proposed variance considered desirable for the appropriate development of the land?**

   The proposed accessory structures is compatible with and in keeping with the existing character of the neighbourhood with respect to building massing, scale, and the patterns of existing yard setbacks. Staff would also note that the lands in which the accessory structure is being proposed is located significantly below grade level from the neighbouring properties, making it difficult to see from Bawden Drive.

   Staff are of the opinion that the proposed variances are desirable for the appropriate development of the land.

4) **Is the proposed variance considered minor in nature?**

   It is the opinion of Staff that the proposed variance is minor in nature as the proposed accessory structure will not adversely impact the adjacent property or the neighbourhood, streetscape, or functionality of the subject lands.

Staff are of the opinion that the requested variances are minor in nature.

Additional Comments

The subject minor variance application was circulated to Municipal Departments and external agencies for review and comment. The following comments were provided:

Department or Agency	Comments
Zoning	The requested variance is correct. No other areas of non-compliance were identified.
Development Engineering/Transportation	No objections.
Parks & Natural Heritage	No objections. **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). 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.
Heritage	No objections. Heritage and Urban Design staff have reviewed the submitted architectural drawing package and deem the proposal to be in general compliance with the Council-approved Heritage Permit for alterations to the designated property at 16 Bawden Drive. Given that the proposed detached garage will be situated near Bawden Drive and given that the subject property sits significantly lower than Bawden Drive, the visual impact on the property's historic house is minimal.
Corporate & Financial Services	Not Applicable.
Alectra	No Objections. See Appendix 'D'
Bell Canada	No Comments Received
York Region: Transportation & Community Planning Department	No Comments Received
Toronto & Region Conservation Authority	No objections.
CN Rail	No Comments Received
TransCanada Pipeline	No Comments Received
Abutting Municipality	No Comments Received
Ministry of Transportation	No Comments Received
Ministry of Housing	No Comments Received
Infrastructure Ontario	No Comments Received

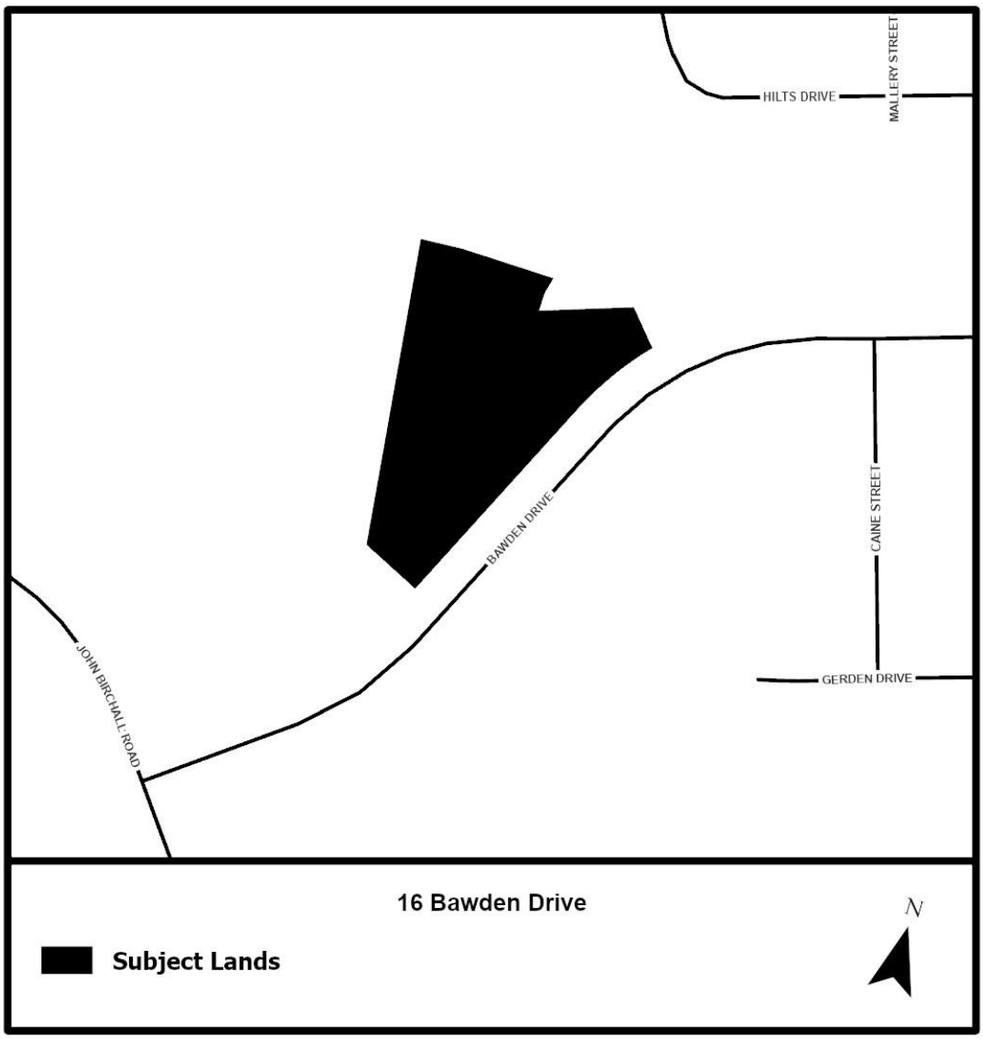
Conclusion

Planning Staff have reviewed the requested variances pursuant to Section 45 (1) of the *Planning Act*, R.S.O, 1990, c.P.13, as amended, and are of the opinion that the requested variances meets the four tests of the *Planning Act* for granting of minor variances. Staff recommend approval of the requested variances, subject to the conditions outlined in Appendix 'B.'

Attachments

Appendix 'A' — Location Map
Appendix 'B' — Recommended Conditions of Approval
Appendix 'C' — Site Plan and Elevation Plans
Appendix 'D' – Alectra Comments

Appendix ‘A’ – Location Map

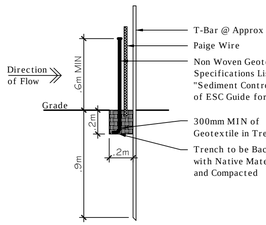


Appendix ‘B’ – Recommended Conditions of Approval

The following conditions are recommended should application MV-25-07 be approved by the Committee of Adjustment:

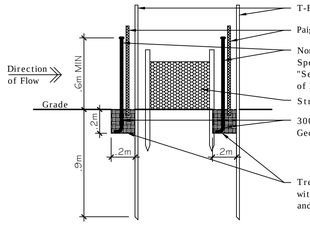
1) That the variance pertains only to the request as submitted with the application.

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.



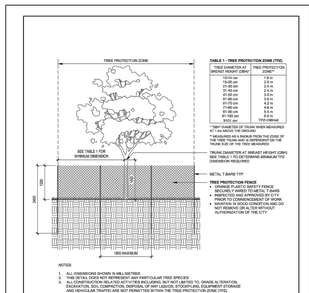
1 SGP1 **Single Row Sediment Fence - Detail (Phase #1)**

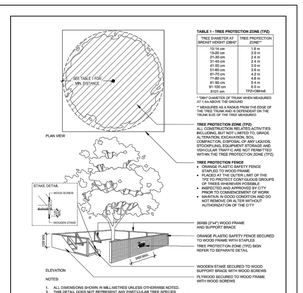
Scale: ½"=1'-0"

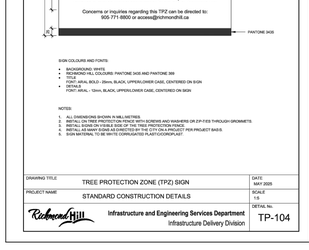


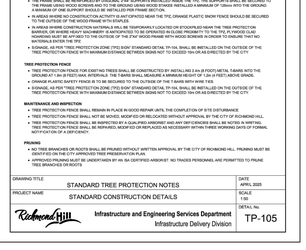
2 SGP1 **Double Row Sediment Fence - Detail (Phase #2)**

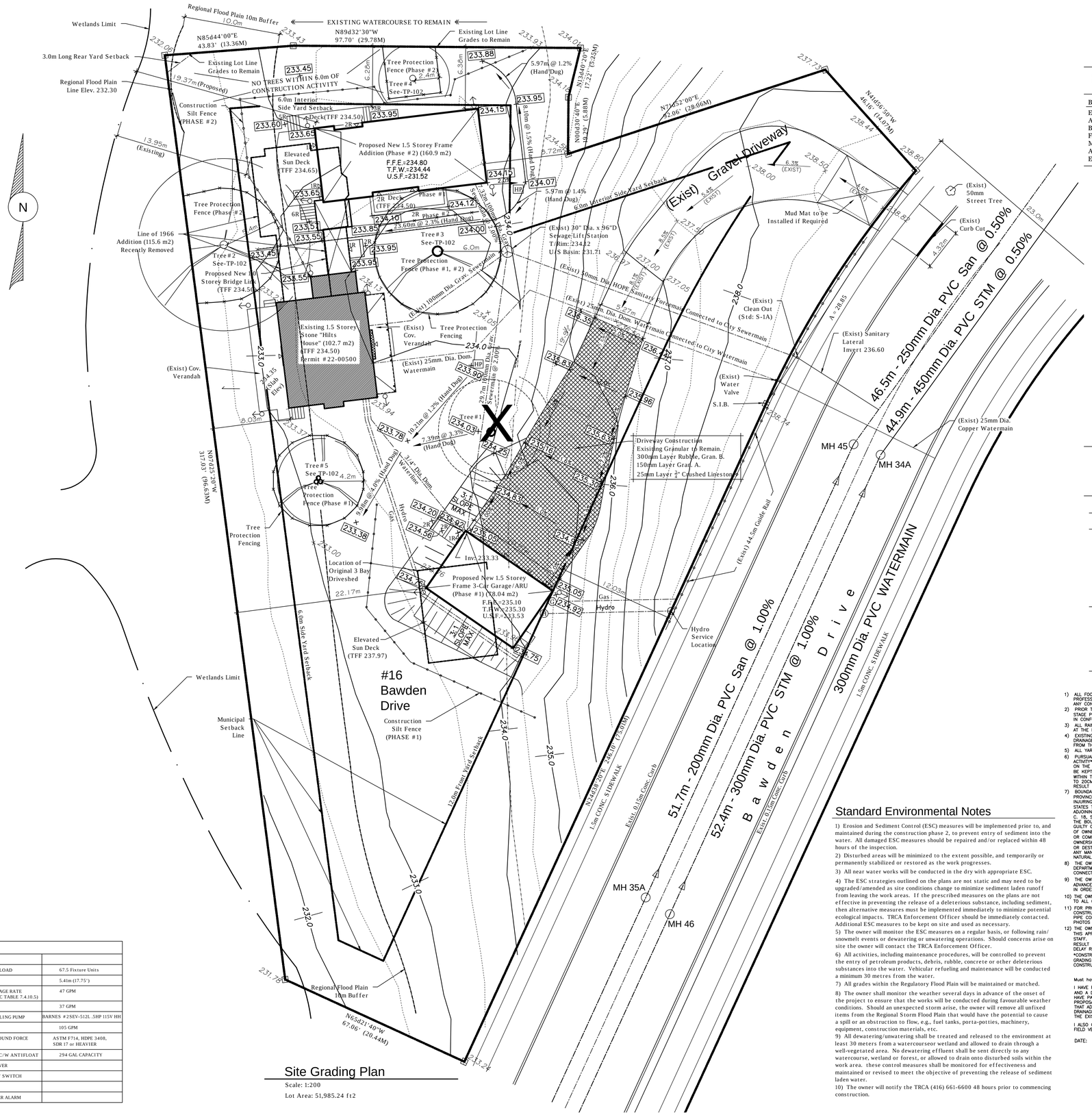
Scale: ½"=1'-0"











Site Grading Plan

Scale: 1:200

Lot Area: 51,985.24 ft2

Site Statistics	BY-LAW	PROPOSED
1. ZONING	A1(4) (By-Law 55-15 as amended)	
2. LOT AREA (min)	1.0 (ha)	4,829.55m2
3. LOT FRONTAGE (min)	40.0m	103.86m
4. SETBACKS (min)	FRONT YARD = 12.0m INT. SIDE YARD = 6.0m FLANK SIDE YARD = 6.0m REAR YARD DEPTH = 7.5m	FRONT YARD = 13.56m INT. SIDE YARD = 6.53m INT. SIDE YARD = N/A REAR YARD DEPTH = 12.17m
5. BUILDING HEIGHT (max)	N/A	
6. GROSS BUILDING AREA	Min 153m2	Total Project Floor Area 333.32m2 (Dwelling & Gar)
7. LOT COVERAGE (max)	N/A	6.90%(Total Project)(5.29% Dwelling) (1.62% Garage)
8. BUILDING AREA (Existing Dwelling)	218.3 m2	
9. ALLOWABLE BUILDING AREA (Existing Dwelling X 1.5)	327.9 m2	
10. BUILDING AREA (Proposed Total Dwelling)		255.28 m2
11. BUILDING BASEMENT AREA (Proposed Total Dwelling)		244.13 m2
12. BUILDING AREA (Proposed Garage/Apt)	55.0 m2	78.04 m2 (Garage)

Sewage Lift Station Statistics	
1. ESTIMATED PEAK HYDRAULIC LOAD	67.5 Fixture Units
2. HEAD	5.41m (17.75')
3. MAXIMUM PROBABLE DRAINAGE RATE FIXTURE UNITS TO GPM (OBC TABLE 7.4.10.5)	47 GPM
4. DOMESTIC SUPPLY (25mm)	37 GPM
5. 2" SPHERICAL SOLIDS HANDLING PUMP	BARNES #2SEV-512L..5HP 115V HH
6. PUMP OUTPUT @ 4.89m Head	105 GPM
7. 2" POLYETHELENE UNDERGROUND FORCE MAIN	ASTM F714, HDPE 3408, SDR 17 or HEAVIER
8. 30"x96" FIBREGLASS BASIN C/W ANTIFLOAT	294 GAL CAPACITY
9. 30" 12Ga. SIMPLEX STEEL COVER	
10. 230 VOLT PIGGYBACK FLOAT SWITCH	
11. 2" PVC COMP. CHECK VALVE	
12. TANK ALERT AB HIGH WATER ALARM	

DETAIL NUMBER

DRAWING NUMBER

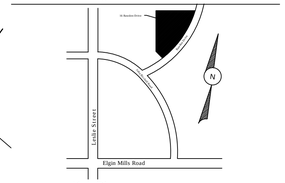
FILE NO. SA-25-0193

Scale: 1:200

6 4 2 0 10 Metres

BENCHMARK NOTE

ELEVATIONS SHOWN ON THIS PLAN ARE GEODETIC AND ARE REFERRED TO THE CITY OF RICHMOND HILL BENCHMARK No. 91003, A BRASS TABLET SET IN SOUTH FACE OF ST. GABRIEL'S ANGLICAN CHURCH 0.12 METRES MEASURED EAST FROM THE SOUTH WEST CORNER AND 0.12 METRES ABOVE FOUNDATION ELEVATION = 228.310 METRES.



Key Plan

Scale: NTS

Legend

Symbol	Description
	Single Row Sediment Fence (SGP1)
	Double Row Sediment Fence W/Straw Bales Between. (SGP1)
152.18	PROPOSED ELEVATIONS
× 155.70	EXISTING ELEVATIONS
	PROPOSED ALTERATION TO EXISTING GRAVEL DRIVE
	RAINWATER LEADER
X	TREE TO BE REMOVED
	TREE PROTECTION FENCING

Site Grading Plan

16 Bawden Drive, Richmond Hill, ON
(Block 256, Plan 65M-4571)

No.	Description	Date
1	Issued for Client Approval	14 / 06 / 2025

PROJECT

Rushlow Residence

"Hilts/Bawden Addition/Carriage House"
16 Bawden Drive
Richmond Hill, Ontario

Scale:	1:200
Date:	June 14, 2025
Job No.	
Drawn By:	S.R.
Checked By:	W.H.

DRAWING NO.

SGP1

SCHEDULE "D"

MANDATORY STANDARD NOTES FOR GRADING PLANS

1) ALL FOOTING FORMWORK ELEVATIONS AND SETBACKS ARE TO BE CONFIRMED BY A REGISTERED PROFESSIONAL ENGINEER OR REGISTERED ONTARIO LAND SURVEYOR PRIOR TO THE PLACING OF ANY CONCRETE.
2) PRIOR TO THE SUPERSTRUCTURE WORKS PROCEEDING AND THE RELEASE OF THE COMPLETION STAGE PERMIT, THE OWNER'S CONSULTANT MUST CERTIFY THAT THE TOP OF FOUNDATIONS ARE IN CONFORMITY WITH THE GRADING PLAN REVIEWED BY THE CITY.
3) ALL RAINWATER LEADERS SHALL DISCHARGE ONTO CONCRETE SPLASH PADS AT GROUND LEVEL AT THE LOCATIONS INDICATED ON THIS PLAN.
4) EXISTING BOUNDARY ELEVATIONS ALONG THE SITE PERIMETER SHALL REMAIN UNDISTURBED. DRAINAGE RECEIVED FROM ADJACENT PROPERTIES SHALL BE ACCOMMODATED AND DRAINAGE THROUGH THE SUBJECT LANDS SHALL BE SELF—CONTAINED.
5) ALL YARD AREAS SHALL RECEIVE A MINIMUM OF 100MM OF TOPSOIL PLUS SOD.
6) PURSUANT TO BY—LAW NO. 41—07, ALL TREES WITHIN 6 METERS OF THE CONSTRUCTION ACTIVITY MUST BE PROTECTED USING THE PROTECTION FENCING CONSISTENT WITH THE DETAIL ON THE BACK OF THE TREE DECLARATION PAGE WHILE WORK IS UNDERWAY. ALL WORKS MUST BE KEPT OUTSIDE OF THE MINIMUM PROTECTED ZONE (MPZ) FOR ALL TREES. ANY WORKS WITHIN THE MPZ COUNT AS INJURY. DESTRUCTION/INJURY TO TREES GREATER THAN OR EQUAL TO 20CM DBH WITHOUT A PERMIT WOULD BE A CONTRAVENTION OF THE BY—LAW AND MAY RESULT IN CHARGES BEING LAID.
7) BOUNDARY TREES: IN ADDITION TO THE MUNICIPAL BY—LAWS, IT IS REQUIRED BY LAW IN THE PROVINCE OF ONTARIO TO OBTAIN THE CONSENT OF ANY BOUNDARY TREE'S OWNER PRIOR TO INJURING OR REMOVING THAT TREE. PARAGRAPH 10 OF THE FORESTRY ACT, R.S.O. 1990, C. F.26 STATES THAT: 10. (2) EVERY TREE WHOSE TRUNK IS GROWING ON THE BOUNDARY BETWEEN ADJOINING LANDS IS THE COMMON PROPERTY OF THE OWNERS OF THE ADJOINING LANDS. 1998, C. 18, SCHED. I, S. 21. (3) EVERY PERSON WHO INJURES OR DESTROYS A TREE GROWING ON THE BOUNDARY BETWEEN ADJOINING LANDS WITHOUT THE CONSENT OF THE LAND OWNERS IS GUILTY OF AN OFFENCE UNDER THIS ACT. 1998, C. 18, SCHED. I, S. 21. THE DETERMINATION OF OWNERSHIP OF THE SUBJECT TREE(S) IS THE RESPONSIBILITY OF THE APPLICANT. ANY CIVIL OR COMMON—LAW ISSUES BETWEEN PROPERTY OWNERS WITH RESPECT TO JOINT/MULTIPLE OWNERSHIP OF TREES MUST BE RESOLVED BY THE APPLICANT. A PERMIT/APPROVAL TO INJURE OR DESTROY (A) TREE(S) ON PRIVATE PROPERTY DOES NOT GRANT AUTHORITY TO ENCROACH IN ANY MANNER OR ENTER ONTO ADJACENT PRIVATE PROPERTIES. PLEASE CONTACT A PARK & NATURAL HERITAGE PLANNING REPRESENTATIVE IF YOU REQUIRE MORE INFORMATION.
8) THE OWNER SHALL CONTACT THE PUBLIC WORKS OPERATIONS DIVISION OF THE COMMUNITY SERVICES DEPARTMENT AND MAKE ARRANGEMENTS NECESSARY FOR DRIVEWAY ACCESS AND SITE SERVICE CONNECTIONS.
9) THE OWNER SHALL CONTACT THE CITY BUILDING SERVICES DIVISION A MINIMUM 48 HOURS IN ADVANCE OF CONSTRUCTION OF ANY RETAINING WALL DEEMED TO BE A "DESIGNATED STRUCTURE" IN ORDER TO ARRANGE FOR ANY NECESSARY INSPECTIONS.
10) THE OWNER IS RESPONSIBLE TO ENSURE ALL CONSTRUCTION ACTIVITY AND FINAL PRODUCT CONFORMS TO ALL CITY BY—LAWS AND CITY STANDARDS.
11) FOR PROPOSED INFILTRATION GALLERIES, THE OWNER SHALL PROVIDE THE CITY WITH CONSTRUCTIONS PHOTOS AFTER EXCAVATION OF THE GALLERY AND TRENCHES FOR ROOF DRAIN PIPE CONNECTIONS. PRIOR TO BACKFILLING, THE OWNER SHALL ALSO PROVIDE CONSTRUCTION PHOTOS AFTER INSTALLATION OF CLEAR STONE AND ROOF DRAIN PIPE.
12) THE OWNER IS RESPONSIBLE TO ENSURE ALL CONSTRUCTION AND GRADING IS IN CONFORMITY WITH THIS APPROVED SITE GRADING PLAN OR/ SITE ALTERATION PLAN AND TO THE SATISFACTION OF CITY STAFF. ANY DEVIATION FROM THIS APPROVED SITE GRADING PLAN OR/ SITE ALTERATION PERMIT COULD RESULT IN AN AMENDMENT TO THE SITE PLAN AGREEMENT OR/ SITE ALTERATION PERMIT AND/OR DELAY RELEASE OF THE SECURITY DEPOSIT.

*CONSTRUCTION ACTIVITY INCLUDES, BUT IS NOT LIMITED TO; DEMOLITION WORK, SOIL EXCAVATION, GRADING OR BORING, CARPENTRY, ELECTRICAL OR PLUMBING WORK, AND MOVEMENT/STORAGE OF CONSTRUCTION MATERIALS, EQUIPMENT, VEHICLES, SOIL OR DEBRIS.

MANDATORY CERTIFICATION FOR GRADING PLANS

Must have signature and seal of a registered professional Engineer or Ontario Land Surveyor.

I HAVE REVIEWED THE PLANS FOR THE CONSTRUCTION OF AN ADDITION TO AN EXISTING DWELLING AND A DETACHED GARAGE/ARU BUILDING LOCATED AT 16 BAWDEN DRIVE, RICHMOND HILL, ON, AND HAVE PARTICIPATED IN THE PREPARATION OF THIS PLAN TO INDICATE THE COMPATIBILITY OF THE PROPOSAL WITH ALL ADJACENT PROPERTIES AND EXISTING MUNICIPAL SERVICES. IT IS MY BELIEF THAT ADHERENCE TO THE PROPOSED GRADIENTS AS SHOWN WILL PRODUCE ADEQUATE SURFACE DRAINAGE AND PROPER FACILITY OF THE MUNICIPAL SERVICES WITHOUT DETRIMENTAL EFFECT TO THE EXISTING DRAINAGE PATTERNS OR ADJACENT PROPERTIES.

I ALSO CONFIRM THAT THE EXISTING SEWERS AND WATERMAINS SHOWN ON THIS PLAN HAVE BEEN FIELD VERIFIED AS TO THE LOCATION AND ELEVATION.

DATE: _____

WAYNE HANCOCK, P. Eng.
HANCOCK SURVEYING AND ENGINEERING SERVICES

Standard Environmental Notes

1) Erosion and Sediment Control (ESC) measures will be implemented prior to, and maintained during the construction phase 2, to prevent entry of sediment into the water. All damaged ESC measures should be repaired and/or replaced within 48 hours of the inspection.

2) Disturbed areas will be minimized to the extent possible, and temporarily or permanently stabilized or restored as the work progresses.

3) All near water works will be conducted in the dry with appropriate ESC.

4) The ESC strategies outlined on the plans are not static and may need to be upgraded/amended as site conditions change to minimize sediment laden runoff from leaving the work areas. If the prescribed measures on the plans are not effective in preventing the release of a deleterious substance, including sediment, then alternative measures must be implemented immediately to minimize potential ecological impacts. TRCA Enforcement Officer should be immediately contacted. Additional ESC measures to be kept on site and used as necessary.

5) The owner will monitor the ESC measures on a regular basis, or following rain/ snowmelt events or dewatering or unwatering operations. Should concerns arise on site the owner will contact the TRCA Enforcement Officer.

6) All activities, including maintenance procedures, will be controlled to prevent the entry of petroleum products, debris, rubble, concrete or other deleterious substances into the water. Vehicular refueling and maintenance will be conducted a minimum 30 metres from the water.

7) All grades within the Regulatory Flood Plain will be maintained or matched.

8) The owner shall monitor the weather several days in advance of the onset of the project to ensure that the works will be conducted during favourable weather conditions. Should an unexpected storm arise, the owner will remove all unfixed items from the Regional Storm Flood Plain that would have the potential to cause a spill or an obstruction to flow, e.g., fuel tanks, porta-potties, machinery, equipment, construction materials, etc.

9) All dewatering/unwatering shall be treated and released to the environment at least 30 meters from a watercourse/ wetland and allowed to drain through a well-vegetated area. No dewatering effluent shall be sent directly to any watercourse, wetland or forest, or allowed to drain onto disturbed soils within the work area. these control measures shall be monitored for effectiveness and maintained or revised to meet the objective of preventing the release of sediment laden water.

10) The owner will notify the TRCA (416) 661-6600 48 hours prior to commencing construction.

Hancock Surveying and Engineering Services
E. hancockengineering.wayne@outlook.com
P. (705) 760-6978

Date:	September 26th 2025
Attention:	**Courtney Cullum**
RE:	Request for Comments
File No.:	**MV-25-0050**
Related Files:	
Applicant:	Scott Rushlow
Location	16 Bawden Drive

COMMENTS:

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

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

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

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

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

References:

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

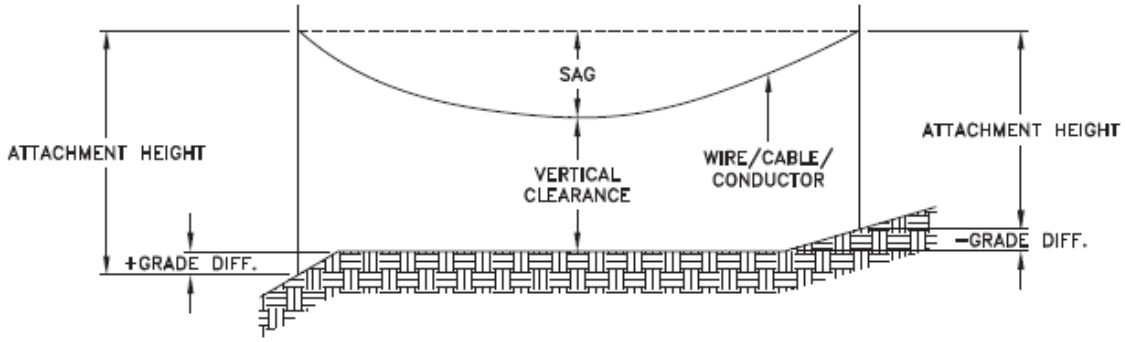
Mitchell Penner

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

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

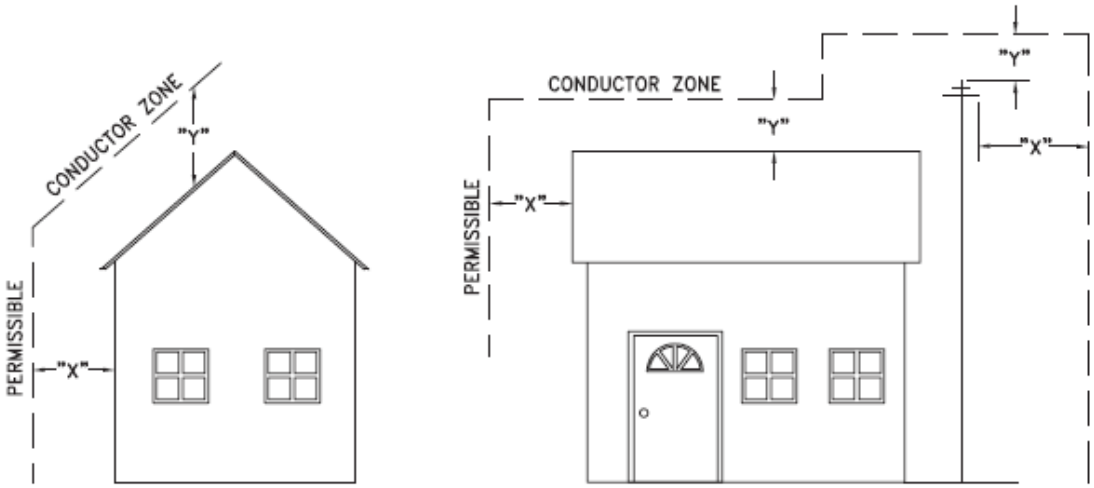
MINIMUM VERTICAL CLEARANCES OF WIRES, CABLES AND CONDUCTORS ABOVE GROUND OR RAILS

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*

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