Report to the Committee of Adjustment
Consent Application
Item C and D

Date:	August 14, 2025
Address:	42 Pearson Avenue
Owner:	Sandy Acchione
Applicant:	N/A
File Number(s):	B005/21 and A013/21
Related Application(s):	B004/21, MV-25-27
Hearing Date:	Thursday, August 21, 2025
Prepared By:	Darren Pigliacelli, Planner II

Application

Consent Application (File Number B005/21)

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

a) Sever a parcel of land for residential purposes approximately 3.63 m (11.90 ft.) by 30.84 metres (101.18 ft.), approximately 105.90 square metres (1,139.89 sq.ft.), as a lot addition to be merged with the property to the north municipally known as 37 Claridge Drive, noted as Part 1 on the Draft R-Plan, and;
b) Retain a parcel of land approximately 16.76 metres (54.98 ft.) by 31.27 metres (102.27 ft), approximately 520.70 square metres (5.604.76sq.ft) noted as Part 2 on the Draft R-Plan.

Minor Variance Application (File Number A013/21) (Proposed retained lot, Part 2 on Draft R-Plan):

The following relief to Zoning By-law 2523, as amended, is requested for relief to the retained parcel from consent application **B005/21** (Part 2 on the Draft R-Plan):

	By-Law Requirement	Proposed	Deficiency
Minimum Lot Area	696.77 sq.m. (7,500 sq. ft.)	520.70 sq.m (5,604.76 sq.ft)	176.07 sq m (1,895.20 sq.ft.)

Minimum Lot Frontage	18.29 m (60 ft.)	16.76 m (54.98 ft.)	1.53 m (5.01 ft.)
Minimum Front Yard Setback	9.14 m (30 ft.)	7.50 m (24.60 ft.)	1.64 m (5.38 ft.)
Minimum Side Yard Setback (North)	1.52 m (5.00 ft.)	1.20 m (3.93 ft.)	0.32 m (1.04 ft.)
Minimum Side Yard Setback (South)	1.52 m (5.00 ft.)	1.20 m (3.93 ft.)	0.32 m (1.04 ft.)
Maximum Lot Coverage	30.00%	35.00%	5.00%
Maximum Encroachment into Minimum Rear Yard Setback for Deck	0.0 m (0.0 ft.)	0.59 m (1.93 ft.)	0.59 m (1.93 ft.)
Maximum Encroachment into Minimum Front Yard Setback for Porch/Stairs	0.0 m (0.0 ft.)	5.14 m (16.86 ft.)	5.14 m (16.86 ft.)
Maximum Driveway Width	6.0 m (19.68 ft.)	7.93 m (26.01 ft.)	1.93 m (6.33 ft.)

Background

Subject Property and Area Context

The subject lands, municipally known as 42 Pearson Avenue, are generally located west of Yonge Street and south of Carrville Road. The property has a lot area of approximately 1,171.80 sq.m (12,613.15 sq.ft) and a frontage of approximately 37.80m (124 ft). The subject lands contain an existing single detached dwelling. Surrounding land uses include an established residential neighbourhood in the form of one and two-storey single detached dwellings and a public library.

Official Plan

The subject lands are designated as “Neighbourhood” in accordance with the City’s Official Plan (the “Plan”). The Neighbourhood designation permits low-density residential uses, inclusive of single detached dwellings. A maximum building height of three storeys is permitted and development is required to respect the character and distinguishing features of neighbourhoods, be context-sensitive, and be compatible with the character of the adjacent and surrounding areas.

Zoning

The subject lands are zoned “R2 – Second Density Residential Zone” pursuant to Zoning By-law 2523, as amended. This zone permits “a single family detached dwelling” subject to specific lot and building standards.

Related Applications on the Subject Lands

An associated Consent (City File: B004/21) was submitted concurrently to sever and convey a parcel of land with an approximate lot frontage of 20.39 metres (66.89 ft.) by and a lot area of approximately 626.50 square metres (6,743.58 square feet) and retain a parcel of land approximately 17.37 metres (56.98 ft.) with a lot area of approximately 545.30 square metres (5,869.56 ft.).

An associated Minor Variance (City File: MV-25-27) was submitted concurrently for Part 3 and 4 of the lot to reduce the minimum lot area, reduce the minimum lot frontage, reduce the minimum front and side yard setbacks, increase the maximum lot coverage, increase the maximum encroachments for front yard for a porch/ stairs and increase the maximum driveway width for the proposed dwelling.

Planning Comments

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 dimension and shape 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 Policy Statement (PPS) provides policy direction on matters of provincial interest related to land use planning and development. Matters of provincial interest include the orderly development of safe and healthy communities, the adequate provision of a full range of housing, the appropriate location of growth and development, and the promotion of a built form that is well-designed.

Staff are of the opinion that the subject consent application for the severance will facilitate the orderly development of lots following the merging of the lot to the north municipally known as 37 Claridge Drive with frontage on a public street and it will support a built form

which is compatible with the character of the area.

Based on the preceding, staff are satisfied that the subject consent application is consistent with the PPS and support matters of provincial interest.

Conformity with the Official Plan and adjacent plans of subdivision

The subject lands are within a designation that are intended for single detached dwellings and encourages small scale infill development. The subject proposal is consistent with the pattern of development and redevelopment of the surrounding area and is not anticipated to adversely impact the existing streetscape. The proposed lots following the merging of the lot to the north have access to municipal services and demonstrate that the single-detached dwellings can be accommodated on the lands, as shown in the submitted Conceptual Site Plan. In this regard, staff are of the opinion that the proposed severed and retained lots are compatible with the existing lot fabric and lot sizes along Pearson Avenue and Claridge Drive and are consistent with the existing character of the residential area.

Based on the preceding, staff are satisfied that the subject consent application conform to the Official Plan and adjacent plans of subdivision.

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

The subject application will facilitate the use and orderly development of the lands for residential purposes within an existing residential neighbourhood. Staff have confirmed that municipal services are available to accommodate the future development of one single detached dwelling on retained lot and are exiting on the merged lot at 37 Claridge Drive.

The dimension and shape of the proposed lots

The surrounding residential lots in the area are generally rectangular and vary in size. There are lots along Pearson Avenue and in the area that are similar in size and configuration with the proposed lots on the subject lands. Upon review and consideration, staff is of the opinion that the consent proposal dimension and shape of the proposed lots are compatible with the established pattern of the dimension of lots in the neighbourhood following the merging of the lot to the north.

Adequacy of municipal services, highways and access

The subject lands have frontage along Pearson Avenue, and both the retained and severed lots following the merging of the lot to the north at 37 Claridge Drive can be accessed from the public right-of-way. With respect to municipal infrastructure, Engineering staff advise that municipal water and sewer services are accessible to service the lands subject the conditions set out in the condition in Appendix ‘B’. As such, staff are satisfied that the accessible services and access are in place to facilitate the

development proposal.

Staff have reviewed the proposed consent application relative to the prescribed criteria in the Planning Act and approval of the application.

Minor Variance Application (File Numbers A013/21)

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?**

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 are 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. A maximum height of three-storeys is permitted in the Neighbourhoods.

The subject lands are located within an established residential neighbourhood. The character of the neighbourhood is generally comprised of a mix of older and newer dwellings on a variety of lot sizes. Planning staff have reviewed the subject application and considers the proposed two-storey single detached dwelling compatible with and in keeping with the overall character of the residential neighbourhood. 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 of the Zoning By-law?**

The purpose of the minimum lot area requirements is to maintain sufficient lot sizes and the maintain the character of a residential neighbourhood. The proposed lot area of 520.70 square meters is sufficient for the proposed development of the lands and is consistent with some existing lots in the area.

The purpose of the minimum lot frontage requirements is to maintain a sufficient lot frontage size along a public street to accommodate permitted uses on the subject lands. The proposed lot frontage deficiency of 1.53m is a minor amendment to the by-law requirement and is not anticipated to impact the accommodation of a single detached dwelling on the subject lands.

The purpose of the minimum front yard setback requirements is to provide and maintain an appropriate building setback from the street. The proposed front yard setbacks of 7.5 metres is not anticipated to adversely impact the streetscape or neighbouring properties

as sufficient spatial separation will be maintained between the proposed single detached dwelling and the public right of way.

The purpose of the minimum side yard setback requirements is to provide for a minimum separation between the dwelling and the respective side yard lot line to permit adequate access, drainage, and landscaping on the subject lands, as well as to maintain an appropriate setback to buildings on adjacent properties. The proposed side yard setbacks of 1.2 metres (north and south) is not anticipated to adversely impact the neighbouring properties as sufficient spatial separation will be maintained between the proposed single detached dwelling and the adjacent lands.

The purpose of the maximum lot coverage requirement is to limit the size and footprint of a building on the subject lands. The proposed lot coverage increase of 5% to permit a coverage of 35% is not anticipated to have negative impacts on the surrounding land uses.

The purpose of the maximum encroachment into the minimum required rear and front yard is to limit the projection of decks, porches and steps into the rear and front yards to provide sufficient landscaping and amenity space in the required yards. The proposed encroachments are not anticipated to negatively impact the landscaping of the subject lands, the privacy of surrounding land uses or have a negative impact on the streetscape.

The purpose of the maximum permitted driveway width is to restrict the width of the driveway to support adequate space for soft landscaping and site drainage. The proposed increase in the driveway width of 1.93 metres is not anticipated to have any significant negative impacts on the landscaping and drainage of the lot. It is noted that the engineering condition of the 6.0 metre maximum driveway width requirement is only applicable to the driveway apron along the public right of way.

Staff are of the opinion that the proposed variances maintain 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 lot following the merging of the lot to the north and construction of the single-detached dwelling is compatible with and in keeping with the existing and transitioning character of the neighbourhood, particularly with respect to the lot size, building massing, scale and the patterns of existing yard setbacks.

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

4) Are the proposed variances considered minor in nature?

In the opinion of staff, the proposed variances are considered minor in nature as the

proposed lot area, lot frontage, setbacks, coverage, encroachments and driveway width related to the proposed single detached dwelling is not anticipated to adversely impact the surrounding lands uses and neighbourhood and it is similar to the single-detached dwellings in the area. Furthermore, the proposed single detached dwelling is not anticipated to result in negative impacts to the streetscape or functionality of the subject lands and abutting properties.

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

Additional Comments

The consent application and minor variance application were circulated to Municipal Departments and external agencies for review and comment, as outlined below:

Department or Agency	**Comments**
Zoning	The requested variance(s) are correct. No other areas of non-compliance were identified.
Development Engineering/Transportation	No objections. See Appendix 'B' and Appendix 'C' **Advisory comment for A013/21:** Edge of driveway to be 0.45m (minimum) setback from the property line to allow for a common sideyard swale.
Parks & Natural Heritage	No objections. **Comments to the applicant, for future reference:** The property is subject to Tree Preservation By-law No. 19-25. Permission is required to remove or injure trees greater than or equal to 15 cm DBH (diameter measured 1.4 metres from the ground) from City staff prior to the undertaking. Tree replacement will be a condition of any tree removal permission. Ensure the City's tree protection standards are adhered to prior to any construction commencing on the subject property. • PNHP staff will continue to review and provide comments for the associated Site Alteration Permit applications. • Tree Protection Fencing will be required to be shown on the Grading Plan and Tree Inventory & Protection Plan around the privacy hedge on all sides of the properties on all future Site Alteration Permit Applications.
Urban Design & Heritage	No comments.
Corporate & Financial Services	No objections. See Appendix 'B'
Alectra Utilities	No objections.

Bell Canada	No comments received.
York Region: Transportation & Community Planning Department	No comments received.
Toronto & Region Conservation Authority (TRCA)	No comments, not regulated.

Conclusion

Planning staff have reviewed the consent application relative to the prescribed criteria in Section 51(24) 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 Appendix 'C'

Attachments

Appendix 'A' — Location Map
Appendix 'B' —Conditions of Approval for B005/21
Appendix 'C' – Conditions of Approval for A013/21
Appendix 'D' – Redlined Site Plan
Appendix 'E' – 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 B005/21 to grant provisional consent:

Condition #	Department / Agency Contact:	Condition:
1.	Committee of Adjustment: 905-771-2443	That the applicant provides the Secretary-Treasurer with the legal description of the severed land in the form of a letter or draft transfer prepared by the applicant's solicitor.
2.	Committee of Adjustment: 905-771-2443	That the applicant provides one white print of a deposited plan of reference of the entire land which conforms substantially with the application as submitted.
3.	Committee of Adjustment: 905-771-2443	That the Solicitor for the Owner give an undertaking in writing to provide to the Secretary-Treasurer of the City of Richmond Hill within 30 days of the date of registration in the Land Registry/Land Titles Office a copy of the receipted and registered electronic transfer document including the Form 4 for Consent B005/21
4.	Finance: Christina Giannakakis 905-771-5550	The Owner shall pay to the City all current and outstanding taxes to the date of consent.
5.	York Region Developmentservices @york.ca	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. Prior to final approval, the Economic and Development Services Branch shall certify that Condition1 has been met to its satisfaction.
6.	Engineering: Michael Ayers 905-771-6425	**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;

Condition #	Department / Agency Contact:	Condition:
		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.
7.	Engineering: Michael Ayers 905-771-6425	**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
8.	Engineering: Michael Ayers 905-771-6425	**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

Condition #	Department / Agency Contact:	Condition:
		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 Andrew Stockman 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.
9.	Engineering: Michael Ayers 905-771-6425	**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

Condition #	Department / Agency Contact:	Condition:
		necessary requirements of all Infrastructure Planning and Development Engineering conditions.

Appendix ‘C’ – Recommended Conditions of Approval

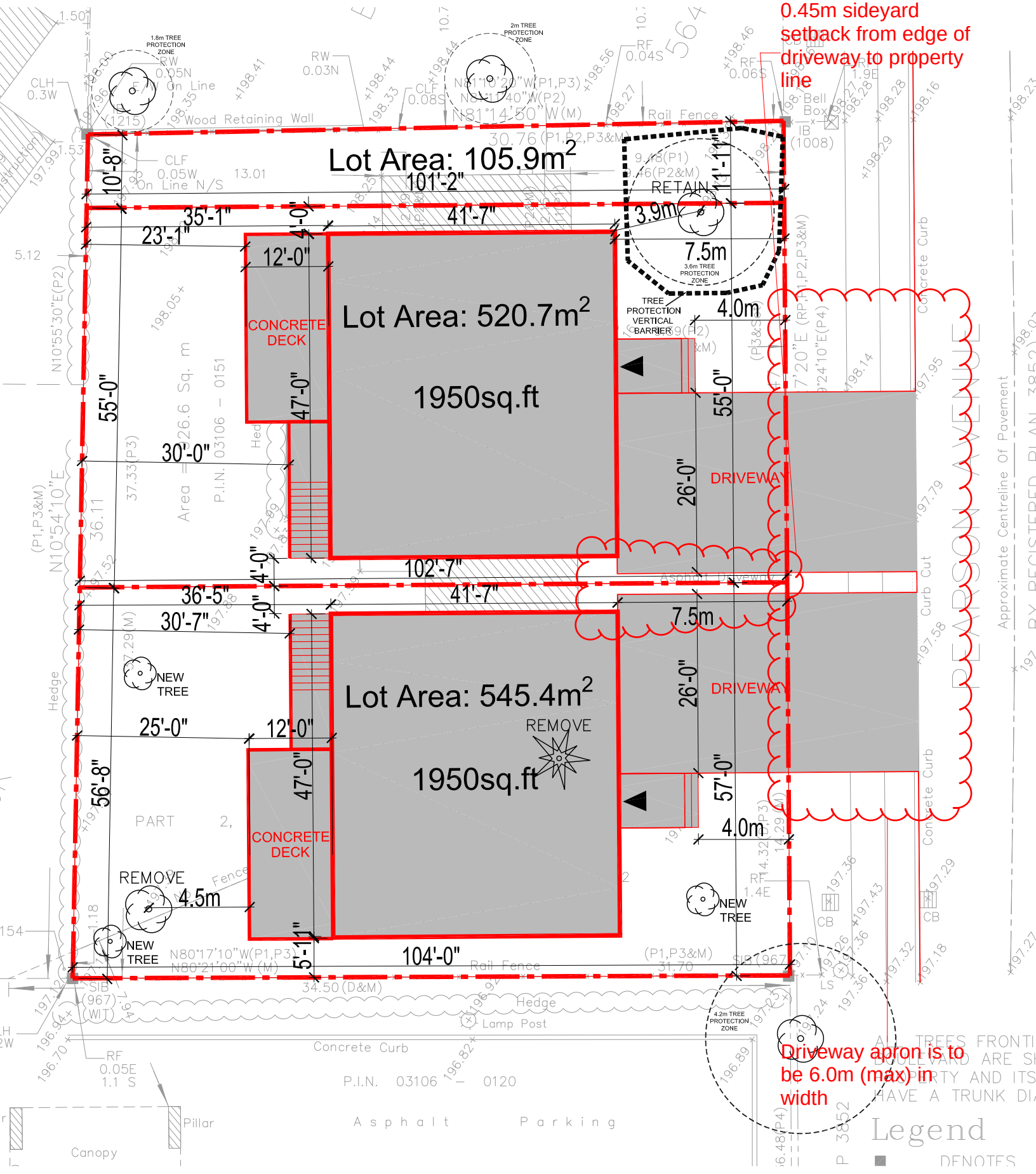
The following conditions are recommended should application A013/21 be approved by the Committee of Adjustment:

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.

3) Engineering: Vanessa Lorrain (vanessa.lorrain@richmondhill.ca

   - Driveway apron width to be 6.0 m maximum


0.45m sideyard setback from edge of driveway to property line
Lot Area: 105.9m²
Lot Area: 520.7m²
1950sq.ft
Lot Area: 545.4m²
1950sq.ft
RETAIN
3.9m
7.5m
3.6m TREE PROTECTION ZONE
TREE PROTECTION VERTICAL BARRIER
4.0m
CONCRETE DECK
CONCRETE DECK
DRIVEWAY
DRIVEWAY
7.5m
4.0m
NEW TREE
NEW TREE
NEW TREE
REMOVE
REMOVE
4.5m
1.8m TREE PROTECTION ZONE
2m TREE PROTECTION ZONE
4.2m TREE PROTECTION ZONE
Wood Retaining Wall
Rail Fence
Hedge
Concrete Curb
Asphalt Driveway
Lamp Post
Pillar
Canopy
Asphalt Parking
P.I.N. 03106 – 0120
Driveway apron is to be 6.0m (max) in width
Legend

Date:	May 27th 2025
Attention:	**Courtney Cullum**
RE:	Request for Comments
File No.:	
Related Files:	**A013-21 & MV-25-27**
Applicant:	Sandy Acchione
Location	42 Pearson Avenue

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

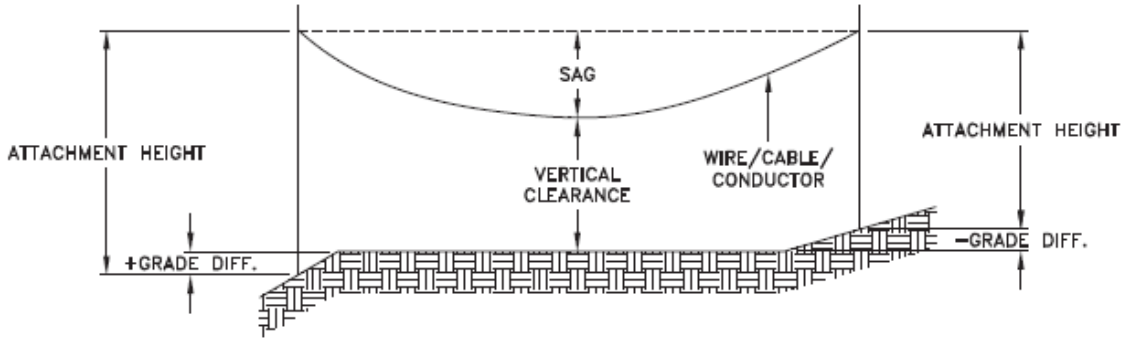
Mitchell Penner

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

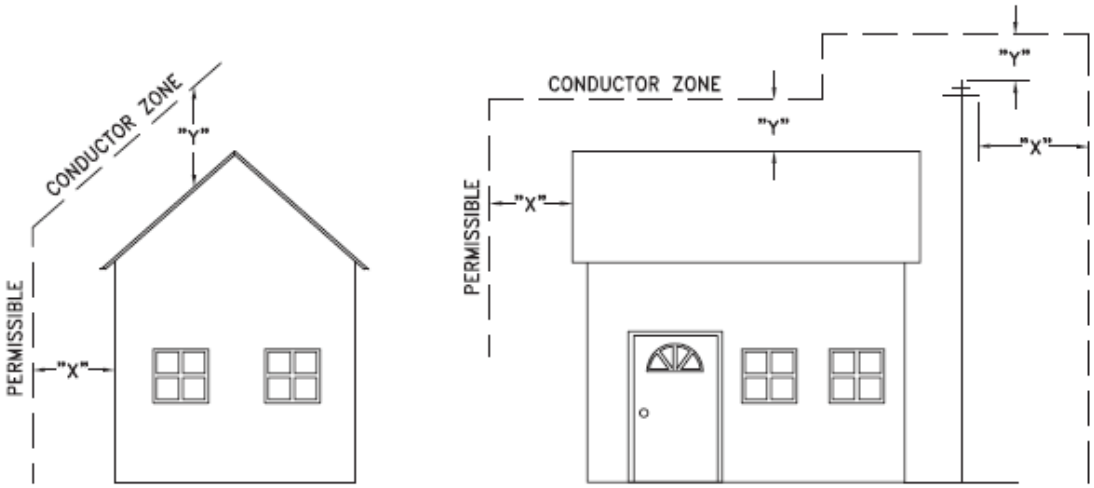
MINIMUM VERTICAL CLEARANCES OF WIRES, CABLES AND CONDUCTORS ABOVE GROUND OR RAILS

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

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:

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