

**CITY OF VAUGHAN
COMMITTEE OF ADJUSTMENT
AGENDA**

Thursday, April 4, 2019

6:00 p.m.


Committee Rooms 242/243

2nd Floor, Vaughan City Hall

2141 Major Mackenzie Drive

Vaughan, Ontario

	Pages
1. INTRODUCTION OF ADDENDUM REPORTS	
2. DISCLOSURE OF INTEREST	
3. ADOPTION OR CORRECTION OF THE MINUTES OF THE COMMITTEE (PREVIOUS HEARING)	
1. Committee of Adjustment Minutes - March 21, 2019 (DRAFT)	2
4. REQUEST FOR ADJOURNMENTS AND/OR DEFERRALS	
5. SCHEDULED APPLICATIONS	
1. A024-19 - Staff Report (50 Basilica Drive, Woodbridge)	
2. A025-19 - Staff Report (4 Clemson Crescent, Maple)	
3. A027-19 - Staff Report (11 Little Celeste Court, Maple)	
6. OTHER BUSINESS	
7. ADJOURNMENT	

	Committee of Adjustment Minutes Hearing Date: March 21, 2019 Location: 2141 Major Mackenzie Drive Committee Room 242/243 Time: 6:00 p.m.
DRAFT	
Committee Member & Staff Attendance	
Committee Members:	Robert Buckler (Chair) Assunta (Sue) Perrella (Vice-Chair) Hao (Charlie) Zheng Stephen Kerwin Adolfo Antinucci
Secretary Treasurer: Assistant Secretary Treasurer: Zoning Staff: Planning Staff:	Christine Vigneault Adriana MacPherson Catherine Saluri Brandon Bell
Members / Staff Absent:	None

Introduction of Addendum Reports

Item #	File #	Address / Applicant	Commentator	Summary
06	A014/19	79 Crestwood Road, Thornhill	Neighboring properties	Petition in Support

Moved By: A. Perrella
Seconded By: S. Kerwin

That the addendum reports be incorporated into the minutes and be on view at the back of the room in the Report Book.

Motion Carried.

Disclosure of Pecuniary Interest

Member	Nature of Interest
N/A	N/A

Adoption of March 7, 2019 Minutes

Required Amendment	Page Number
N/A	N/A

Moved By: A. Perrella
Seconded By: S. Kerwin

THAT the minutes of the Committee of Adjustment Meeting of Thursday, March 7, 2019, be adopted as circulated.

Motion Carried.

Adjournments

None

Applicant/Public Request:

None

Applications Addressed by the Committee of Adjustment

Please Note: For complete application details please reference the Notice of Decision issued for each respective application. A copy can be obtained by submitting a written request to the Secretary Treasurer.

5.

File:

A222/18

Ward 5

Applicant:

Boris Baranov

Agent:

None

Address:

4 White Blvd. Thornhill

Purpose:

Relief from the by-law is being requested to permit the existing covered deck located in the rear yard and covered exterior (south) side yard stairwell.

Public Written Submissions
* Public Correspondence received and considered by the Committee in making this decision (received prior to 12:00 p.m. of hearing date)
None

Additional Addendum Reports received and provided to the Committee from: None.

Representation
None

Comments

The Committee stood the application down at 6:04 p.m. to accommodate the arrival of representation.

The application was recalled at 6:20 p.m.

Christine Vigneault, Secretary Treasurer, advised that a decision to approve, refuse or adjourn an application can be made by the Committee in the absence of representation.

Member Perrella commented that given staff position (recommend approval) on the application and no public presence or concerns she supports hearing the application.

Moved by: Member Perrella
Seconded by: A. Antinucci

That the Committee hear A222/18 in the absence of representation.

CARRIED

Chairman Buckler asked if anyone present wished to comment on this application. There was no response.

Moved By: A. Perrella
Seconded By: S. Kerwin

THAT Application No. A222/18 on behalf of Boris Baranov be **APPROVED**, in accordance with the sketch submitted with the application (as required by Ontario Regulation 200/96) and subject to the following conditions:

	Department/Agency	Condition
1	TRCA Anthony Syhlonyk 416-661-6600 x 5272 asyhlonyk@trca.on.ca	That the owner provides the required \$580.00 fee for our review of Minor Variance Application A222/18.

For the Following Reasons:

1. The general intent and purpose of the by-law will be maintained.
2. The general intent and purpose of the official plan will be maintained.
3. The requested variance(s) is/are acceptable for the appropriate development of the subject lands.
4. The requested variance(s) is/are minor in nature.

Motion Carried.

Members Opposed to Motion: N/A

6.

File:

A014/19

Applicant:

Zu Xu Chen

Agent:

Nikol Paar

Address:

79 Crestwood Rd. Thornhill

Purpose:

Relief from the By-Law is being requested to permit the construction of a proposed single family dwelling.
- Ward 5

Public Written Submissions
* Public Correspondence received and considered by the Committee in making this decision (received prior to 12:00 p.m. of hearing date)
Name: Zu Xu Chen and Su Rong Yan Address: 79 Crestwood Road, Thornhill Nature of Correspondence: Authorization of agent

Additional Addendum Reports received and provided to the Committee from:
Petition in Support– Received March 18, 2019

Representation
Serge Popov

Comments

Serge Popov explained the nature of the application and provided a letter of authorization from the owners.

In response to Member Antinucci, Mr. Popov advised that the attic is not being used as living space, the attic feature is being used for aesthetic purposes.

Chairman Buckler asked if anyone present wished to comment on this application. There was no response.

Moved By: A. Perrella
Seconded By: S. Kerwin

THAT Application No. A014/19 on behalf of Zu Xu Chen be **APPROVED**, in accordance with the sketch submitted with the application (as required by Ontario Regulation 200/96) and subject to the following conditions:

	Department/Agency	Condition
1	Development Planning Christopher Cosentino 905-832-8585 x 8215 christopher.cosentino@vaughan.ca	That the Owner submits a cheque in the amount of \$550.00 (1 replacement tree at \$550.00 per tree) addressed to the City of Vaughan as cash-in-lieu payment of the required replacement trees that will not be accommodated on the property.

For the Following Reasons:

1. The general intent and purpose of the by-law will be maintained.
2. The general intent and purpose of the official plan will be maintained.
3. The requested variance(s) is/are acceptable for the appropriate development of the subject lands.
4. The requested variance(s) is/are minor in nature.

Motion Carried.

Members Opposed to Motion: N/A

7.

File:

A021/19

Applicant:

Stephanie Cera Amenta

Agent:

Fausto Cortese

Address:

51 Via Avellino Woodbridge

Purpose:

Relief from the by-law is being requested to permit the existing in-ground pool located in the rear yard.

Ward 3

Public Written Submissions
* Public Correspondence received and considered by the Committee in making this decision (received prior to 12:00 p.m. of hearing date)
None

Additional Addendum Reports received and provided to the Committee from: None.

Representation
Alvin Vane

Comments

Alvin Vane explained that as part of a purchase agreement, the owner (seller) is bringing the backyard into conformity. He advised that the existing shed along the west lot line and pool equipment will be removed and proper drainage will be reinstated.

Chairman Buckler asked if anyone present wished to comment on this application. There was no response.

Moved By: A. Perrella
Seconded By: A. Antinucci

THAT Application No. A021/19 on behalf of Stephanie Cera Amenta be **APPROVED**, in accordance with the sketch submitted with the application (as required by Ontario Regulation 200/96).

For the Following Reasons:

1. The general intent and purpose of the by-law will be maintained.
2. The general intent and purpose of the official plan will be maintained.
3. The requested variance(s) is/are acceptable for the appropriate development of the subject lands.
4. The requested variance(s) is/are minor in nature.

Motion Carried.

Members Opposed to Motion: N/A

8.

File:

A022/19

Applicant:

Pouyan Khamassi

Agent:

Shahram Khamassi

Address:

117 Farrell Rd. Maple

Purpose:

Relief from the By-Law is being requested to permit existing rear yard shed and covered deck.

Ward 4
- *A104/18 approved rear yard setback to shed and covered deck.

Public Written Submissions
* Public Correspondence received and considered by the Committee in making this decision (received prior to 12:00 p.m. of hearing date)
None

Additional Addendum Reports received and provided to the Committee from: None.

Representation
Shahram Khamassi

Comments

Shahram Khamassi explained the nature of the application.

Chairman Buckler asked if anyone present wished to comment on this application. There was no response.

Moved By: H. Zheng
Seconded By: A. Antinucci

THAT Application No. A022/19 on behalf of Pouyan Khamassi be **APPROVED**, in accordance with the sketch submitted with the application (as required by Ontario Regulation 200/96).

For the Following Reasons:

1. The general intent and purpose of the by-law will be maintained.
2. The general intent and purpose of the official plan will be maintained.
3. The requested variance(s) is/are acceptable for the appropriate development of the subject lands.
4. The requested variance(s) is/are minor in nature.

Motion Carried.

Members Opposed to Motion: N/A

9.	File:	A016/19	Ward 5
	Applicant:	Saulberg Investments Company Ltd	
	Agent:	Lakeshore Group (David Ashbourne)	
	Address:	1600 Steeles Ave. Vaughan	
	Purpose:	Relief from the By-Law in being requested to permit an axe throwing facility within Unit 10.	

<p align="center">Public Written Submissions</p> <p>* Public Correspondence received and considered by the Committee in making this decision (received prior to 12:00 p.m. of hearing date)</p>	
None	

Representation
David Ashbourne, Lakeshore Group

David Ashbourne explained the nature of the application.

In response to Member Kerwin, Mr. Ashbourne could not confirm how the (used) wood used for the axe throwing would be disposed.

Brian Simmons, 1600 Steeles Avenue, advised that a company has been contracted to dispose of the wood. He explained the process of how the wood boards would be removed/replaced and disposed of.

Chairman Buckler asked if anyone present wished to comment on this application. There was no response.

Moved By: A. Perrella
Seconded By: S. Kerwin

THAT Application No. A016/19 on behalf of Saulberg Investments Company Ltd be **APPROVED**, in accordance with the sketch submitted with the application (as required by Ontario Regulation 200/96).

For the Following Reasons:

1. The general intent and purpose of the by-law will be maintained.
2. The general intent and purpose of the official plan will be maintained.
3. The requested variance(s) is/are acceptable for the appropriate development of the subject lands.
4. The requested variance(s) is/are minor in nature.

Motion Carried

Members Opposed to Motion: N/A

Other Business

None

Motion to Adjourn

Moved By: R. Buckler

Seconded By: S. Kerwin

THAT the meeting of Committee of Adjustment be adjourned at 6:21 p.m. and the next regular meeting will be held on April 4, 2019.

Motion Carried.

March 21, 2019 Meeting Minutes are to be approved at the April 4, 2019 meeting:

Chair

Secretary-Treasurer