

	<p align="center">Committee of Adjustment Minutes</p> <p>Hearing Date: May 5, 2022</p> <p>Time: 6:00 p.m.</p>
<p align="center">DRAFT</p>	<p>*To obtain the audio/video recording of the minutes please email cofa@vaughan.ca.</p> <p>In the event of technical difficulties an audio/video recording may not be available.</p>
<p align="center">Committee Member & Staff Attendance</p>	
<p>Committee Members:</p>	<p>Assunta (Sue) Perrella (Chair) Stephen Kerwin (Vice-Chair) Adolfo Antinucci Hao (Charlie) Zheng</p>
<p>Secretary Treasurer: Administrative Coordinator in Attendance: Zoning Staff in Attendance:: Planning Staff in Attendance::</p>	<p>Christine Vigneault Adriana MacPherson, Lenore Providence, Pravina Attwala Sarah Scauzillo Michelle Perrone</p>
<p>Members / Staff Absent:</p>	<p>Robert Buckler</p>

Disclosure of Pecuniary Interest

Member	Nature of Interest
N/A	N/A

Adoption of April 14, 2022 Minutes

Required Amendment	Page Number
N/A	N/A

Moved By: Member A. Antinucci
 Seconded By: Vice Chair S. Kerwin

THAT the minutes of the Committee of Adjustment Meeting of Thursday, April 14, 2022, be adopted as circulated.

Motion Carried.

Adjournments / Deferrals from the May 5, 2022 Hearing:

Item Number	Application Number/Address	Adjournment Date	Reason for Adjournment
6.11	A026/22 (24 Mary Natasha Court)	June 16, 2022 or sooner.	To permit time to confirm required variances.

ITEM: 6.1	FILE NO.: B001/22 PROPERTY: 8 Campbell Avenue, Thornhill
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File Manager: Adriana MacPherson, Administrative Coordinator

Adjournment History: Previously adjourned from the April 14, 2022 hearing to permit time for the applicant to confirm the required variances.

Applicant: Marina Shcolyar

Agent: Evans Planning Inc. (Adam Layton)

Purpose: Consent is being requested to sever a parcel of land for residential purposes approximately 468.00 square metres. The retained parcel is approximately 426.00 square metres. The existing single family dwelling is to be demolished.

Consent is being requested to sever a parcel of land for residential purposes approximately 420.00 square metres. The retained parcel is approximately 450.00 square metres.

The existing single family dwelling is to be demolished.

Public Correspondence				
*Public correspondence received and considered by the Committee				
Correspondence Type	Name	Address	Date Received (mm/dd/yyyy)	Summary
Public	David Wagner	10 Campbell Ave	04/12/2022	Letter of Objection

Late Public Correspondence				
* Public Correspondence received after the correspondence deadline (Deadline: Noon on the last business day prior to the scheduled hearing)				
Correspondence Type	Name	Address	Date Received (mm/dd/yyyy)	Summary
None				

Staff & Agency Correspondence (Addendum)
* Processed as an addendum to the Staff Report
None

Applicant Representation at Hearing:

Adam Layton

Persons Before the Committee:

The following persons appeared before the Committee of Adjustment in connection with Minor Variance Application B001/22:

Name	Position/Title	Address (Public)	Nature of Submission
Christine Vigneault	Secretary Treasurer		Secretary Treasurer reviewed the proposal, confirmed public written submissions/deputations and recommended conditions of approval.
Adam Layton	Applicant Representation		Summary of Application

The following points of clarification were requested by the Committee: None

Moved By: Vice Chair S. Kerwin

Seconded By: Member H. Zheng

That in the matter of an application under Section 45(1) of the Planning Act, R.S.O. 1990, c.P13, as amended:

THAT Application No. B001/22 for 8 Campbell Avenue, Thornhill be **APPROVED**, in accordance with the drawings and plans submitted with the application and subject to the following conditions:

SUMMARY OF RECOMMENDED CONDITIONS OF APPROVAL		
<p>All conditions of approval, unless otherwise stated, are considered to be incorporated into the approval “if required”. If a condition is no longer required after an approval is final and binding, the condition may be waived by the respective department or agency requesting conditional approval. A condition cannot be waived without written consent from the respective department or agency.</p>		
#	DEPARTMENT / AGENCY	CONDITION(S) DESCRIPTION
1	Committee of Adjustment christine.vigneault@vaughan.ca	<ol style="list-style-type: none"> 1. That the applicant’s solicitor confirm the legal description of both the severed and retained land. 2. That the applicant provides two (2) full size copies of the deposited plan of reference of the entire land which conforms substantially with the application as submitted. 3. That the applicant provide an electronic copy of the deposited reference plan to cofa@vaughan.ca 4. That Minor Variance Application(s) A011/22 and A012/22 are approved at the same time as the Consent application and becomes final and binding. 5. Payment of the Certificate Fee as provided on the City of Vaughan’s Committee of Adjustment Fee Schedule.
2	Building Standards, Zoning Section punya.marahatta@vaughan.ca	<ol style="list-style-type: none"> 1. That minor variance A011/22 and A012/22 are approved and becomes final and binding. 2. A demolition permit must be obtained for the demolition of the existing dwelling, and the existing dwelling must be demolished.
3	Real Estate ashley.ben-lolo@vaughan.ca	The applicant shall provide the City with an appraisal report and valuation of the subject land (land only) to be prepared by an accredited appraiser. Payment of a Parkland levy to the City in lieu of the deeding of land for park purposes shall be made if a new lot is being created. Said levy is to be 5% of the appraised market value of the subject land as of the date of the Committee of Adjustment giving notice to the Applicant of the herein decision. Said levy shall be approved by the Director of Real Estate. Payment shall be made by certified cheque only.
4	Development Finance Nelson.Pereira@Vaughan.ca	<ol style="list-style-type: none"> 1. The owner shall pay of a Tree Fee, approved by Council as of the date of granting the consent. Payment is to be made by certified cheque, to the satisfaction of the City of Vaughan Financial Planning and Development Finance Department (contact Nelson Pereira to have this condition cleared). 2. The owner shall pay all property taxes as levied. Payment is to be made by certified cheque, to the satisfaction of the City of Vaughan Financial Planning and Development Finance Department (contact Nelson Pereira to have this condition cleared).
5	Development Engineering farzana.khan@vaughan.ca	The Owner/applicant shall approach Development Inspection and Lot Grading division of Development Engineering to apply for the required service connections for the severed lands & service connection upgrades (if applicable) within the retained lands as per city standards, complete with a servicing and lot grading plan. The Owner of the retained land shall contact the Development Inspection and Grading Department at serviceconnections@vaughan.ca to obtain a cost estimate and pay the applicable fee(s) following confirmation of service connection estimates for installation of required services. All service connection costs including applicable administration fees shall be responsibility of the owner of the retained lands. Service connection application process may take 4-6 weeks, applicant is encouraged to take enough time for allowing to complete the whole process.
6	York Region Teema.Kanji@york.ca	The City of Vaughan shall confirm that adequate water supply and sewage capacity has been allocated for the proposed new lot.

For the following Reasons:

This application is approved, as it is the opinion of the Committee that, with the above noted conditions of approval, this application meets the criteria of section 51(24) of the Planning Act to which all consent applications must adhere.

The proposal conforms to the City of Vaughan Official Plan.

The proposal conforms to the Provincial Policy Statements as required by Section 3(1) of the Planning Act.

Any and all written submissions relating to this application that were made to the Committee of Adjustment before its decision and any and all oral submissions related to this application that were made at a public hearing, held under the Planning Act, have been, on balance, taken into consideration by the Committee of Adjustment as part of its deliberations and final decision on this matter.

Motion Carried

Members Opposed: None

Members Absent from Hearing: Member R. Buckler

ITEM: 6.2	File No.: A011/22 PROPERTY: 8 CAMPBELL AVENUE, THORNHILL
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File Manager: Adriana MacPherson, Administrative Coordinator

Adjournment History: Previously adjourned from the April 14, 2022 hearing to permit time for the applicant to confirm the required variances.

Applicant: Marina Shcolyar

Agent: Evans Planning Inc. (Adam Layton)

Purpose: Relief from the Zoning By-law is being requested to permit reduced lot area and frontage on the retained land to facilitate Consent Application B001/22, Relief is also requested to permit the construction of a proposed single family on the retained lands.

The subject lands are zoned **R2A(EN) – Second Density Residential Zone (Established Neighbourhood)** and subject to the provisions of **Exception 14.140 under Zoning By-law 01-2021**.

#	Zoning By-law 01-2021	Variance requested
1	Minimum required lot frontage is 16.5m. [Exception 14.140, Figure T-86]	To permit the minimum lot frontage of 15.0m.
2	Minimum required lot area is 555.00 sq.m. [Exception 14.140, Figure T-86]	To permit the minimum lot area of 450.00 sq.m.
3	Maximum permitted height is 8.5m. [Section 4.5.1.b]	To permit a maximum height of 9.5m.

The subject lands are zoned **R2 – Residential Zone** and subject to the provisions of **Exception 9(275) under Zoning By-law 1-88, as amended**.

	Zoning By-law 1-88	Variance requested
4	Minimum lot frontage requirement is 16.5m. [Exception 9(275), Schedule T-86]	To permit the lot frontage of 15.0m.
5	Minimum required lot area is 555.00 sq.m. [Exception 9(275), Schedule T-86]	To permit the lot area of 450.00 sq.m.

Public Correspondence				
*Public correspondence received and considered by the Committee				
Correspondence Type	Name	Address	Date Received (mm/dd/yyyy)	Summary
Public	David Wagner	10 Campbell Ave	04/12/2022	Letter of Objection

Late Public Correspondence				
* Public Correspondence received after the correspondence deadline (Deadline: Noon on the last business day prior to the scheduled hearing)				
Correspondence Type	Name	Address	Date Received (mm/dd/yyyy)	Summary
None				

Staff & Agency Correspondence (Addendum)
* Processed as an addendum to the Staff Report
None

Applicant Representation at Hearing:
Adam Layton

Persons Before the Committee:
The following persons appeared before the Committee of Adjustment in connection with Minor Variance Application A011/22:

Name	Position/Title	Address (Public)	Nature of Submission
Christine Vigneault	Secretary Treasurer		Secretary Treasurer reviewed the proposal, confirmed public written

Name	Position/Title	Address (Public)	Nature of Submission
			submissions/deputations and recommended conditions of approval.
Adam Layton	Applicant Representation		Summary of Application

The following points of clarification were requested by the Committee: None

Moved By: Vice Chair S. Kerwin

Seconded By: Member H. Zheng

That in the matter of an application under Section 45(1) of the Planning Act, R.S.O. 1990, c.P13, as amended:

THAT Application No. A011/22 for 8 Campbell Avenue, Thornhill be **APPROVED**, in accordance with the drawings and plans submitted with the application and subject to the following conditions:

SUMMARY OF RECOMMENDED CONDITIONS OF APPROVAL	
All conditions of approval, unless otherwise stated, are considered to be incorporated into the approval “if required”. If a condition is no longer required after an approval is final and binding, the condition may be waived by the respective department or agency requesting conditional approval. A condition cannot be waived without written consent from the respective department or agency.	
DEPARTMENT / AGENCY	CONDITION(S) DESCRIPTION
Committee of Adjustment christine.vigneault@vaughan.ca	<ol style="list-style-type: none"> 1. That a Surveyors Certificate confirming lot area, frontage is submitted. 2. That Consent Application B001/22 receive final certification from the Secretary Treasurer and be registered on title. A copy of the registered transfer confirming registration of the Certificate of Official must be provided to the Secretary Treasurer to satisfy this condition.
Development Engineering farzana.khan@vaughan.ca	<ol style="list-style-type: none"> 1. The Owner/applicant shall submit the final Lot Grading and/or Servicing Plan to the Development Inspection and Lot Grading division of the City’s Development Engineering Department for final lot grading and/or servicing approval prior to any work being undertaken on the property. Please visit or contact the Development Engineering Department through email at DEPermits@vaughan.ca or visit https://www.vaughan.ca/services/residential/dev_eng/permits/Pages/default.aspx to learn how to apply for lot grading and/or servicing approval. 2. The variance application A011/22 and A012/22 shall be approved final and binding in conjunction with consent application B001/22.

For the following Reasons:

This application is approved, as it is the opinion of the Committee that, with the above noted conditions of approval, this application meets all four tests under Section 45(1) of the Planning Act.

Any and all written submissions relating to this application that were made to the Committee of Adjustment before its decision and any and all oral submissions related to this application that were made at a public hearing, held under the Planning Act, have been, on balance, taken into consideration by the Committee of Adjustment as part of its deliberations and final decision on this matter.

Motion Carried

Members Opposed: None

Members Absent from Hearing: Member R. Buckler

ITEM: 6.3	File No.: A012/22 PROPERTY: 8 CAMPBELL AVENUE, THORNHILL
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File Manager: Adriana MacPherson, Administrative Coordinator

Adjournment History: Previously adjourned from the April 14, 2022 hearing to permit time for the applicant to confirm the required variances.

Address: 8 Campbell Avenue, Thornhill

Applicant: Marina Shcolyar

Agent: Evans Planning Inc. (Adam Layton)

Purpose: Relief from the Zoning By-law is being requested to to permit the construction of a proposed single family on the severed lands subject to B001/22.

The subject lands are zoned R2A(EN) – Second Density Residential Zone (Established Neighbourhood) and subject to the provisions of Exception 14.140 under Zoning By-law 01-2021.

#	Zoning By-law 01-2021	Variance requested
1	Minimum required lot frontage is 15.0m. [Exception 14.140, Figure T-86]	To permit the minimum lot frontage of 14.0m.
2	Minimum required lot area is 555.00 sq.m. [Exception 14.140, Figure T-86]	To permit the minimum lot area of 420.00 sq.m.
3	The maximum permitted building height is 8.5 m. [Section 4.5]	To permit the maximum building height of 9.5m.

The subject lands are zoned R2 – Residential Zone and subject to the provisions of Exception 9(275) under Zoning By-law 1-88, as amended.

	Zoning By-law 1-88	Variance requested
4	Minimum required lot frontage is 15.0m. [Exception 9(275), Schedule T-86]	To permit the minimum lot frontage of 14.0m.
5	Minimum required lot area is 555.00 sq.m. [Exception 9(275), Schedule T-86]	To permit the minimum lot area of 420.00 sq.m.

Public Correspondence				
*Public correspondence received and considered by the Committee				
Correspondence Type	Name	Address	Date Received (mm/dd/yyyy)	Summary
Public	David Wagner	10 Campbell Ave	04/12/2022	Letter of Objection

Late Public Correspondence				
* Public Correspondence received after the correspondence deadline (Deadline: Noon on the last business day prior to the scheduled hearing)				
Correspondence Type	Name	Address	Date Received (mm/dd/yyyy)	Summary
None				

Staff & Agency Correspondence (Addendum)
* Processed as an addendum to the Staff Report
None

Applicant Representation at Hearing:
Adam Layton

Persons Before the Committee:
The following persons appeared before the Committee of Adjustment in connection with Minor Variance Application A012/22:

Name	Position/Title	Address (Public)	Nature of Submission
Christine Vigneault	Secretary Treasurer		Secretary Treasurer reviewed the proposal, confirmed public written

Name	Position/Title	Address (Public)	Nature of Submission
			submissions/deputations and recommended conditions of approval.
Adam Layton	Applicant Representation		Summary of Application

The following points of clarification were requested by the Committee: None

Moved By: Vice Chair S. Kerwin
 Seconded By: Member H. Zheng

That in the matter of an application under Section 45(1) of the Planning Act, R.S.O. 1990, c.P13, as amended:

THAT Application No. A012/22 for 8 Campbell Avenue, Thornhill be **APPROVED**, in accordance with the drawings and plans submitted with the application and subject to the following conditions:

SUMMARY OF RECOMMENDED CONDITIONS OF APPROVAL		
All conditions of approval, unless otherwise stated, are considered to be incorporated into the approval “if required”. If a condition is no longer required after an approval is final and binding, the condition may be waived by the respective department or agency requesting conditional approval. A condition cannot be waived without written consent from the respective department or agency.		
#	DEPARTMENT / AGENCY	CONDITION(S) DESCRIPTION
1	Committee of Adjustment christine.vigneault@vaughan.ca	<ol style="list-style-type: none"> 1. That a Surveyors Certificate confirming lot area, frontage is submitted. 2. That Consent Application B001/22 receive final certification from the Secretary Treasurer and be registered on title. A copy of the registered transfer confirming registration of the Certificate of Official must be provided to the Secretary Treasurer to satisfy this condition.
2	Development Engineering farzana.khan@vaughan.ca	<ol style="list-style-type: none"> 1. The Owner/applicant shall submit the final Lot Grading and/or Servicing Plan to the Development Inspection and Lot Grading division of the City’s Development Engineering Department for final lot grading and/or servicing approval prior to any work being undertaken on the property. Please visit or contact the Development Engineering Department through email at DEPermits@vaughan.ca or visit https://www.vaughan.ca/services/residential/dev_eng/permits/Pages/default.aspx to learn how to apply for lot grading and/or servicing approval. 2. The variance application A011/22 and A012/22 shall be approved final and binding in conjunction with consent application B001/22.

For the following Reasons:

This application is approved, as it is the opinion of the Committee that, with the above noted conditions of approval, this application meets all four tests under Section 45(1) of the Planning Act.

Any and all written submissions relating to this application that were made to the Committee of Adjustment before its decision and any and all oral submissions related to this application that were made at a public hearing, held under the Planning Act, have been, on balance, taken into consideration by the Committee of Adjustment as part of its deliberations and final decision on this matter.

Motion Carried

Members Opposed: None
 Members Absent from Hearing: Member R. Buckler

ITEM: 6.4	FILE NO.: B003/22 PROPERTY: 43 BRISTLEWOOD CRESCENT, THORNHILL
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File Manager: Pravina Attwala, Administrative Coordinator

Adjournment History: None

Address: 43 Bristlewood Crescent, Thornhill

Applicant: Vogue (Homes) Bathurst Inc.

Agent: 100004813 Ontario Inc. (Evans Planning)

Purpose: Consent is being requested to sever a parcel of land for residential purposes approximately 240.00 square metres. The retained parcel is approximately 236.00 square metres. The subject land are currently vacant.

Consent is being requested to sever a parcel of land for residential purposes approximately 240.00 square metres. The retained parcel is approximately 236.00 square metres. The subject land are currently vacant.

Public Correspondence				
*Public correspondence received and considered by the Committee				
Correspondence Type	Name	Address	Date Received (mm/dd/yyyy)	Summary
None				

Late Public Correspondence				
* Public Correspondence received after the correspondence deadline (Deadline: Noon on the last business day prior to the scheduled hearing)				
Correspondence Type	Name	Address	Date Received (mm/dd/yyyy)	Summary
None				

Staff & Agency Correspondence (Addendum)				
* Processed as an addendum to the Staff Report				
None				

Applicant Representation at Hearing:

Joanna Fast

Persons Before the Committee:

The following persons appeared before the Committee of Adjustment in connection with Minor Variance Application B003/22:

Name	Position/Title	Address (Public)	Nature of Submission
Christine Vigneault	Secretary Treasurer		Secretary Treasurer reviewed the proposal, confirmed public written submissions/deputations and recommended conditions of approval.
Joanna Fast	Applicant Representation		Summary of Application

The following points of clarification were requested by the Committee: None

Moved By: Member H. Zheng

Seconded By: Member A. Antinucci

That in the matter of an application under Section 45(1) of the Planning Act, R.S.O. 1990, c.P13, as amended:

THAT Application No. B003/22 for 43 Bristlewood Crescent, Thornhill be **APPROVED**, in accordance with the drawings and plans submitted with the application and subject to the following conditions:

#	DEPARTMENT / AGENCY	CONDITION(S) DESCRIPTION
<p>All conditions of approval, unless otherwise stated, are considered to be incorporated into the approval “if required”. If a condition is no longer required after an approval is final and binding, the condition may be waived by the respective department or agency requesting conditional approval. A condition cannot be waived without written consent from the respective department or agency.</p> <p>Conditions must be fulfilled <u>two years</u> from the date of the giving of the Notice of Decision, failing which this application shall be deemed to be refused. Section 53(41), The Planning Act R.S.O., 1990</p>		
1	Committee of Adjustment christine.vigneault@vaughan.ca	<ol style="list-style-type: none"> 1. That the applicant’s solicitor confirm the legal description of both the severed and retained land. 2. That the applicant provides two (2) full size copies of the deposited plan of reference of the entire land which conforms substantially with the application as submitted. 3. That the applicant provide an electronic copy of the deposited reference plan to cofa@vaughan.ca 4. That Minor Variance Application(s) A053/22 and A054/22 are approved at the same time as the Consent application and becomes final and binding. 5. Payment of the Certificate Fee as provided on the City of Vaughan’s Committee of Adjustment Fee Schedule.
2	Building Standards, Zoning Section christian.tinney@vaughan.ca	Application should be considered in conjunction with applications A053/22 and A054/22.
3	Real Estate ashley.ben-lolo@vaughan.ca	The applicant shall provide the City with an appraisal report and valuation of the subject land (land only) to be prepared by an accredited appraiser. Payment of a Parkland levy to the City in lieu of the deeding of land for park purposes shall be made if a new lot is being created. Said levy is to be 5% of the appraised market value of the subject land as of the date of the Committee of Adjustment giving notice to the Applicant of the herein decision. Said levy shall be approved by the Director of Real Estate. Payment shall be made by certified cheque only.
4	Development Engineering farzana.khan@vaughan.ca	The Owner/applicant shall arrange to prepare and register a reference plan at their expense for the conveyance of the subject lands and showing all existing and proposed easements to the satisfaction of DE. The Owner/applicant shall submit a draft reference plan to the Development Engineering Department for review prior to deposit. DE shall be in receipt of the deposited reference plan prior to clearance of said condition.
5	Development Finance nelson.pereira@vaughan.ca	<ol style="list-style-type: none"> 1. The owner shall pay of a Tree Fee, approved by Council as of the date of granting the consent. Payment is to be made by certified cheque, to the satisfaction of the City of Vaughan Financial Planning and Development Finance Department (contact Nelson Pereira to have this condition cleared). 2. The owner shall pay all property taxes as levied. Payment is to be made by certified cheque, to the satisfaction of the City of Vaughan Financial Planning and Development Finance Department (contact Nelson Pereira to have this condition cleared).

For the following Reasons:

This application is approved, as it is the opinion of the Committee that, with the above noted conditions of approval, this application meets the criteria of section 51(24) of the Planning Act to which all consent applications must adhere.

The proposal conforms to the City of Vaughan Official Plan.

The proposal conforms to the Provincial Policy Statements as required by Section 3(1) of the Planning Act.

Any and all written submissions relating to this application that were made to the Committee of Adjustment before its decision and any and all oral submissions related to this application that were made at a public hearing, held under the Planning Act, have been, on balance, taken into

consideration by the Committee of Adjustment as part of its deliberations and final decision on this matter.

Motion Carried

Members Opposed: None

Members Absent from Hearing: Member R. Buckler

ITEM: 6.5	FILE NO.: A053/22 PROPERTY: 43 BRISTLEWOOD CRESCENT, THORNHILL
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File Manager: Pravina Attwala, Administrative Coordinator

Adjournment History: None

Address: 43 Bristlewood Crescent, Thornhill

Applicant: Vogue (Homes) Bathurst Inc.

Agent: 100004813 Ontario Inc. (Evans Planning)

Purpose: Relief from the Zoning By-law is being requested to permit reduced lot area and frontage on the retained land to facilitate Consent Application B003/22. Relief is also requested to permit the construction of a proposed single family on the retained lands.

The subject lands are zoned R4A(EN) – Residential Zone (Established Neighbourhood) and subject to the provisions of Exception 14.729 under Zoning By-law 001-2021, as amended.

#	Zoning By-law 001-2021	Variance requested
1	A minimum lot frontage of 9.75 metres is required. Exception 14.729	To permit a minimum lot frontage of 7.49 metres.
2	A minimum lot area of 292.0 m ² is required. Exception 14.729	To permit a minimum lot area of 240.52 m ² .
3	A minimum interior side yard setback of 1.2 metres is required. Exception 14.729	To permit a minimum interior side yard setback of 0.65 metres.
4	A maximum building height of 9.5 metres is permitted. Exception 14.729	To permit a maximum building height of 10.05 metres.

The subject lands are zoned RV4 – Residential Zone and subject to the provisions of Exception 9(1063) under Zoning By-law 1-88, as amended.

#	Zoning By-law 1-88	Variance requested
5	A minimum lot frontage of 9.75 metres is required. Exception 9(1063)	To permit a minimum lot frontage of 7.49 metres.
6	A minimum lot area of 292.0 m ² is required. Exception 9(1063)	To permit a minimum lot area of 240.52 m ² .
7	A minimum interior side yard setback of 1.2 metres is required. Exception 9(1063)	To permit a minimum interior side yard setback of 0.65 metres.
8	A maximum building height of 9.5 metres is permitted. Exception 9(1063)	To permit a maximum building height of 10.05 metres.

Public Correspondence				
*Public correspondence received and considered by the Committee				
Correspondence Type	Name	Address	Date Received (mm/dd/yyyy)	Summary
None				

Late Public Correspondence				
* Public Correspondence received after the correspondence deadline (Deadline: Noon on the last business day prior to the scheduled hearing)				
Correspondence Type	Name	Address	Date Received (mm/dd/yyyy)	Summary
None				

Staff & Agency Correspondence (Addendum)				
* Processed as an addendum to the Staff Report				
None				

Applicant Representation at Hearing:
Joanna Fast

Persons Before the Committee:

The following persons appeared before the Committee of Adjustment in connection with Minor Variance Application A053/22:

Name	Position/Title	Address (Public)	Nature of Submission
Christine Vigneault	Secretary Treasurer		Secretary Treasurer reviewed the proposal, confirmed public written submissions/deputations and recommended conditions of approval.
Joanna Fast	Applicant Representation		Summary of Application

The following points of clarification were requested by the Committee: None

Moved By: Member H. Zheng

Seconded By: Member A. Antinucci

That in the matter of an application under Section 45(1) of the Planning Act, R.S.O. 1990, c.P13, as amended:

THAT Application No. A053/22 for 43 Bristlewood Crescent, Thornhill be **APPROVED**, in accordance with the drawings and plans submitted with the application and subject to the following conditions:

#	DEPARTMENT / AGENCY	CONDITION(S) DESCRIPTION
<p>All conditions of approval, unless otherwise stated, are considered to be incorporated into the approval “if required”. If a condition is no longer required after an approval is final and binding, the condition may be waived by the respective department or agency requesting conditional approval. A condition cannot be waived without written consent from the respective department or agency.</p> <p>It is the responsibility of the owner/applicant and/or authorized agent to obtain and provide a clearance letter from respective department and/or agency (see condition chart below for contact). This letter must be provided to the Secretary-Treasurer to be finalized. All conditions must be cleared prior to the issuance of a Building Permit.</p>		
1	Committee of Adjustment christine.vigneault@vaughan.ca	<ol style="list-style-type: none"> 1. That a Surveyors Certificate confirming lot area, frontage is submitted. 2. That Consent Application B003/22 receive final certification from the Secretary Treasurer and be registered on title. A copy of the registered transfer confirming registration of the Certificate of Official must be provided to the Secretary Treasurer to satisfy this condition.
2	Development Engineering farzana.khan@vaughan.ca	<ol style="list-style-type: none"> 1. The Owner/applicant shall submit the final Lot Grading and/or Servicing Plan to the Development Inspection and Lot Grading division of the City’s Development Engineering Department for final lot grading and/or servicing approval prior to any work being undertaken on the property. Please visit or contact the Development Engineering Department through email at DEPermits@vaughan.ca or visit the grading permit link provided above to learn how to apply for lot grading and/or servicing approval. 2. The variance application A053/22 and A054/22 shall be approved final and binding in conjunction with consent application B003/22.

For the following Reasons:

This application is approved, as it is the opinion of the Committee that, with the above noted conditions of approval, this application meets all four tests under Section 45(1) of the Planning Act.

Any and all written submissions relating to this application that were made to the Committee of Adjustment before its decision and any and all oral submissions related to this application that were made at a public hearing, held under the Planning Act, have been, on balance, taken into consideration by the Committee of Adjustment as part of its deliberations and final decision on this matter.

Motion Carried

Members Opposed: None

Members Absent from Hearing: Member R. Buckler

ITEM: 6.6	FILE NO.: A054/22 PROPERTY: 43 BRISTLEWOOD CRESCENT, THORNHILL
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File Manager: Pravina Attwala, Administrative Coordinator

Adjournment History: None

Address: 45 Bristlewood Crescent, Thornhill

Applicant: Vogue (Homes) Bathurst Inc.

Agent: 100004813 Ontario Inc. (Evans Planning)

Purpose: Relief from the Zoning By-law is being requested to permit reduced lot area and frontage on the severed land to facilitate Consent Application B003/22. Relief is also requested to permit the construction of a proposed single family on the severed lands.

The subject lands are zoned R4A(EN) – Residential Zone (Established Neighbourhood) and subject to the provisions of Exception 14.729 under Zoning By-law 001-2021, as amended.

#	Zoning By-law 001-2021	Variance requested
1	A minimum lot frontage of 9.75 metres is required. Exception 14.729	To permit a minimum lot frontage of 7.51 metres.
2	A minimum lot area of 292.0 m ² is required. Exception 14.729	To permit a minimum lot area of 236.58 m ² .
3	A minimum interior side yard setback of 1.2 metres is required. Exception 14.729	To permit a minimum interior side yard setback of 0.65 metres.
4	A maximum building height of 9.5 metres is permitted. Exception 14.729	To permit a maximum building height of 10.05 metres.

The subject lands are zoned RV4 – Residential Zone and subject to the provisions of Exception 9(1063) under Zoning By-law 1-88, as amended.

	Zoning By-law 1-88	Variance requested
5	A minimum lot frontage of 9.75 metres is required. Exception 9(1063)	To permit a minimum lot frontage of 7.51 metres.
6	A minimum lot area of 292.0 m ² is required. Exception 9(1063)	To permit a minimum lot area of 236.58 m ² .
7	A minimum interior side yard setback of 1.2 metres is required. Exception 9(1063)	To permit a minimum interior side yard setback of 0.65 metres.
8	A maximum building height of 9.5 metres is permitted. Exception 9(1063)	To permit a maximum building height of 10.05 metres.

Public Correspondence				
*Public correspondence received and considered by the Committee				
Correspondence Type	Name	Address	Date Received (mm/dd/yyyy)	Summary
None				

Late Public Correspondence				
* Public Correspondence received after the correspondence deadline (Deadline: Noon on the last business day prior to the scheduled hearing)				
Correspondence Type	Name	Address	Date Received (mm/dd/yyyy)	Summary
None				

Staff & Agency Correspondence (Addendum)				
* Processed as an addendum to the Staff Report				
None				

Applicant Representation at Hearing:
Joanna Fast

Persons Before the Committee:

The following persons appeared before the Committee of Adjustment in connection with Minor Variance Application A054/22:

Name	Position/Title	Address (Public)	Nature of Submission
Christine Vigneault	Secretary Treasurer		Secretary Treasurer reviewed the proposal, confirmed public written submissions/deputations and recommended conditions of approval.
Joanna Fast	Applicant Representation		Summary of Application

The following points of clarification were requested by the Committee: None

Moved By: Member H. Zheng

Seconded By: Member A. Antinucci

That in the matter of an application under Section 45(1) of the Planning Act, R.S.O. 1990, c.P13, as amended:

THAT Application No. A054/22 for 45 Bristlewood Crescent, Thornhill be **APPROVED**, in accordance with the drawings and plans submitted with the application and subject to the following conditions:

#	DEPARTMENT / AGENCY	CONDITION(S) DESCRIPTION
<p>All conditions of approval, unless otherwise stated, are considered to be incorporated into the approval “if required”. If a condition is no longer required after an approval is final and binding, the condition may be waived by the respective department or agency requesting conditional approval. A condition cannot be waived without written consent from the respective department or agency.</p> <p>It is the responsibility of the owner/applicant and/or authorized agent to obtain and provide a clearance letter from respective department and/or agency (see condition chart below for contact). This letter must be provided to the Secretary-Treasurer to be finalized. All conditions must be cleared prior to the issuance of a Building Permit.</p>		
1	Committee of Adjustment christine.vigneault@vaughan.ca	<ol style="list-style-type: none"> 1. That a Surveyors Certificate confirming lot area, frontage is submitted. 2. That Consent Application B001/22 receive final certification from the Secretary Treasurer and be registered on title. A copy of the registered transfer confirming registration of the Certificate of Official must be provided to the Secretary Treasurer to satisfy this condition.
2	Development Engineering farzana.khan@vaughan.ca	<ol style="list-style-type: none"> 1. The Owner/applicant shall submit the final Lot Grading and/or Servicing Plan to the Development Inspection and Lot Grading division of the City’s Development Engineering Department for final lot grading and/or servicing approval prior to any work being undertaken on the property. Please visit or contact the Development Engineering Department through email at DEPermits@vaughan.ca or visit the grading permit link provided above to learn how to apply for lot grading and/or servicing approval. 2. The variance application A053/22 and A054/22 shall be approved final and binding in conjunction with consent application B003/22.

For the following Reasons:

This application is approved, as it is the opinion of the Committee that, with the above noted conditions of approval, this application meets all four tests under Section 45(1) of the Planning Act.

Any and all written submissions relating to this application that were made to the Committee of Adjustment before its decision and any and all oral submissions related to this application that were made at a public hearing, held under the Planning Act, have been, on balance, taken into consideration by the Committee of Adjustment as part of its deliberations and final decision on this matter.

Motion Carried

Members Opposed: None

Members Absent from Hearing: Member R. Buckler

ITEM: 6.7	FILE NO.: B005/22 PROPERTY: 8336 HWY 27, VAUGHAN
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File Manager: Pravina Attwala, Administrative Coordinator

Adjournment History: None

Address: 8336 Hwy 27, Vaughan

Applicant: Giuseppe Anania & Enzo Anania Anania

Agent: None

Purpose: Consent is being requested for an easement over Parts A & B on the plan submitted with the application (servient land) for servicing (municipal sewer and water) purposes in favour of the abutting lands to the south being described as Part Lot 9, Concession 9 as in R280143 (dominant land).

The proposed easement will facilitate development associated with related files Z.19.026 and DA.19.079.

Public Correspondence				
*Public correspondence received and considered by the Committee				
Correspondence Type	Name	Address	Date Received (mm/dd/yyyy)	Summary
None				

Late Public Correspondence				
* Public Correspondence received after the correspondence deadline (Deadline: Noon on the last business day prior to the scheduled hearing)				
Correspondence Type	Name	Address	Date Received (mm/dd/yyyy)	Summary
None				

Staff & Agency Correspondence (Addendum)				
* Processed as an addendum to the Staff Report				
None				

Applicant Representation at Hearing:

Murray Evans

Persons Before the Committee:

The following persons appeared before the Committee of Adjustment in connection with Minor Variance Application B005/22:

Name	Position/Title	Address (Public)	Nature of Submission
Christine Vigneault	Secretary Treasurer		Secretary Treasurer reviewed the proposal, confirmed public written submissions/deputations and recommended conditions of approval.
Murray Evans	Applicant Representation		Summary of Application

The following points of clarification were requested by the Committee: None

Moved By: Member A. Antinucci

Seconded By: Vice Chair S. Kerwin

That in the matter of an application under Section 45(1) of the Planning Act, R.S.O. 1990, c.P13, as amended:

THAT Application No. B005/22 for 8336 Hwy 27, Vaughan be **APPROVED**, in accordance with the drawings and plans submitted with the application and subject to the following conditions:

#	DEPARTMENT / AGENCY	CONDITION(S) DESCRIPTION
<p>All conditions of approval, unless otherwise stated, are considered to be incorporated into the approval “if required”. If a condition is no longer required after an approval is final and binding, the condition may be waived by the respective department or agency requesting conditional approval. A condition cannot be waived without written consent from the respective department or agency.</p> <p>Conditions must be fulfilled <u>two years</u> from the date of the giving of the Notice of Decision, failing which this application shall be deemed to be refused. Section 53(41), The Planning Act R.S.O., 1990</p>		
1	Committee of Adjustment christine.vigneault@vaughan.ca	<ol style="list-style-type: none"> 1. That the applicant’s solicitor confirm the legal description of the easement lands. 2. That the applicant provides two (2) full size copies of the deposited plan of reference of the entire land which conforms substantially with the application as submitted. 3. That the applicant provide an electronic copy of the deposited reference plan to cofa@vaughan.ca 4. Payment of the Certificate Fee as provided on the City of Vaughan’s Committee of Adjustment Fee Schedule.
2	Development Engineering farzana.khan@vaughan.ca	The Owner/applicant shall arrange to prepare and register a reference plan at their expense for the conveyance of the subject easements to the satisfaction of Development Engineering. The Owner/applicant shall submit a draft reference plan to the Development Engineering Department for review prior to deposit. DE shall be in receipt of the deposited reference plan prior to clearance of said condition.
3	Development Finance nelson.pereira@vaughan.ca	The owner shall pay all property taxes as levied. Payment is to be made by certified cheque, to the satisfaction of the City of Vaughan Financial Planning and Development Finance Department (contact Nelson Pereira to have this condition cleared).

For the following Reasons:

This application is approved, as it is the opinion of the Committee that, with the above noted conditions of approval, this application meets the criteria of section 51(24) of the Planning Act to which all consent applications must adhere.

The proposal conforms to the City of Vaughan Official Plan.

The proposal conforms to the Provincial Policy Statements as required by Section 3(1) of the Planning Act.

Any and all written submissions relating to this application that were made to the Committee of Adjustment before its decision and any and all oral submissions related to this application that were made at a public hearing, held under the Planning Act, have been, on balance, taken into consideration by the Committee of Adjustment as part of its deliberations and final decision on this matter.

Motion Carried

Members Opposed: None

Members Absent from Hearing: Member R. Buckler

ITEM: 6.8	FILE NO.: A231/21 PROPERTY: 15 SHASTA DRIVE, THORNHILL
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File Manager: Pravina Attwala, Administrative Coordinator

Adjournment History: None

Address: 15 Shasta Drive, Thornhill

Applicant: Mohsen Taheri & Fariba Vossoughi

Agent: Behnam Kasraee

Purpose: Relief from the Zoning By-law is being requested to permit the construction of a proposed second storey addition to the existing dwelling.

The subject lands are zoned R1E(EN) - First Density Residential Zone under By-law 01-2021.

#	Zoning By-law 01-2021	Variance requested
1	The minimum required exterior side yard is 9.0 metres. [7.2.2, Table 7-3]	To permit a minimum exterior side yard of 6.4 metres.
2	The maximum permitted lot coverage is 23%. [7.2.2, Table 7-3, Note 2]	To permit a maximum lot coverage of 35.61%. (15.47% dwelling; 5.47% garage; 14.42% structure – pool area)

The subject lands are zoned R1V - Old Village Residential Zone under By-law 1-88 as amended.

#	Zoning By-law 1-88	Variance requested
4	The minimum required exterior side yard is 9.0 metres. [4.1.9, Schedule A]	To permit a minimum exterior side yard of 6.4 metres.
5	The portion of the driveway between the street line and the street curb shall not exceed six (6) metres in width. [4.1.1 f iii)]	To permit the portion of the driveway between the street line and the street curb to be a maximum of 9.0 metres in width.
6	The maximum permitted lot coverage is 20%. [4.1.9, Schedule A]	To permit a maximum lot coverage of 31.18%. (13.99% dwelling; 4.86% garage; 12.33% covered structure – pool area)

Public Correspondence				
*Public correspondence received and considered by the Committee				
Correspondence Type	Name	Address	Date Received (mm/dd/yyyy)	Summary
Applicant / Authorized Agent	Michael Manett	15 Shasta Drive	05/04/2022	Request Clarification

Late Public Correspondence				
* Public Correspondence received after the correspondence deadline (Deadline: Noon on the last business day prior to the scheduled hearing)				
Correspondence Type	Name	Address	Date Received (mm/dd/yyyy)	Summary
None				

Staff & Agency Correspondence (Addendum)
* Processed as an addendum to the Staff Report
Department: Development Planning Nature of Correspondence: Planning report Date Received: May 4, 2022

Applicant Representation at Hearing:
Michael Manett

Persons Before the Committee:
The following persons appeared before the Committee of Adjustment in connection with Minor Variance Application A231/21:

Name	Position/Title	Address (Public)	Nature of Submission
Christine Vigneault	Secretary Treasurer		Secretary Treasurer reviewed the proposal, confirmed public written submissions/deputations and recommended conditions of approval.
Michael Manett	Applicant Representation		Summary of Application

The following points of clarification were requested by the Committee:

Committee Member:	Addressed to:	Point of Clarification:
Chair A. Perrella	Applicant Representation	Requested clarification if the applicant wanted more time to address staff comments.
Member A. Antinucci	Applicant Representation	Requested clarification on whether modifications could be made to the application.
Vice Chair S. Kerwin	Planning	Requested clarification on Planning comments.

Moved By: Member H. Zheng

Seconded By: Member A. Antinucci

That in the matter of an application under Section 45(1) of the Planning Act, R.S.O. 1990, c.P13, as amended:

THAT Application No. A231/21 for 15 Shasta Drive, Thornhill be **REFUSED**, in accordance with the drawings and plans submitted with the application and subject to the following conditions:

For the following Reasons:

The application was not considered minor.

Motion Carried

Members Opposed: None

Members Absent from Hearing: Member R. Buckler

The Chair refrained from Voting in accordance with Section 7, By-law 069-2019.

ITEM: 6.9	FILE NO.: A273/21 PROPERTY: 70 SANDY'S DRIVE, WOODBRIDGE
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File Manager: Lenore Providence, Administrative Coordinator

Adjournment History: None

Address: 70 Sandy's Drive, Woodbridge

Applicant: Rocco and Joanne Lillian Cerone

Agent: Chris Pretotto

Purpose: Relief from the Zoning By-law is being requested to permit the construction of an accessory structure (covered patio) and installation of a proposed pool.

The subject lands are zoned RE(EN)-82, Estate Residential Zone (Established Neighbourhood) and subject to the provisions of Exception 14.82 under Zoning By-law 01-2021.

#	Zoning By-law 01-2021	Variance requested
1	In any residential zone, the maximum lot coverage of all accessory buildings and residential accessory structures excluding and accessory detached garage shall be 10% or 67 m ² , whichever is less. [Section 4.1.3.1]	To permit a maximum lot coverage of 198.4 m ² for Residential accessory structures.
2	In any residential zone, the maximum height of an accessory building and residential accessory structure shall be 3.0 m [Section 4.1.4.1]	To permit a maximum height of 5.67 m for a residential accessory structure.
3	An outdoor swimming pool shall only be permitted in the Rear yard of a lot [Section 4.21.2].	To permit an outdoor swimming pool in the Exterior yard of a lot.
4	In no case shall the outdoor swimming pool be located closer to an exterior side lot line than the dwelling (Section 4.21.5)	To permit an outdoor swimming pool to be located closer to the exterior side lot line than the dwelling as shown on the site plan.

The subject lands are zoned RR 9(178), Rural Residential Zone and subject to the provisions of Exception 9(178) under Zoning By-law 1-88, as amended.

	Zoning By-law 1-88	Variance requested
5	A maximum lot coverage of 10% is permitted (Schedule A).	To permit a maximum lot coverage of 16.2% (Dwelling 7.4%, Pool House 4.0% & Covered Patio 4.8%).
6	A minimum rear yard of 15 metres is required (Schedule A).	To permit a minimum rear yard of 6.035 metres to an accessory structure.
7	The percentage of the lot area covered by all accessory buildings and structures other than those attached to the main building shall not exceed 10% or 67 square metres, whichever is the lesser [Section 4.1.1 a)].	To permit a maximum lot coverage of 198.4 m ² for accessory structures.
8	The maximum height of any accessory building or structure measured from the average finished ground level to the highest point of the said building or structures shall be 4.5 metres. The nearest part of the roof shall not be more than 3 metres above average finished grade.	To permit a maximum height of 5.67 m for a residential accessory structure.
9	A private swimming pool shall be constructed only in the Rear yard [Section 4.1.1 i)].	To permit a private swimming pool in the Exterior yard as shown on the site plan.

Public Correspondence				
*Public correspondence received and considered by the Committee				
Correspondence Type	Name	Address	Date Received (mm/dd/yyyy)	Summary
Public	Anthony LaRegina	70 Sandy's Drive.	05/04/2022	Letter of Opposition

Late Public Correspondence				
* Public Correspondence received after the correspondence deadline (Deadline: Noon on the last business day prior to the scheduled hearing)				
Correspondence Type	Name	Address	Date Received (mm/dd/yyyy)	Summary
None				

Staff & Agency Correspondence (Addendum)
* Processed as an addendum to the Staff Report
None

Applicant Representation at Hearing:

Chris Pretotto

Persons Before the Committee:

The following persons appeared before the Committee of Adjustment in connection with Minor Variance Application A273/21:

Name	Position/Title	Address (Public)	Nature of Submission
Christine Vigneault	Secretary Treasurer		Secretary Treasurer reviewed the proposal, confirmed public written submissions/deputations and recommended conditions of approval.
Chris Pretotto	Applicant Representation		Summary of Application
Anthony LaRegina	Public		Opposed to Application Concerns Raised: <ul style="list-style-type: none"> ▪ Impact ▪ Retaining wall
Christopher Cerone (applicant's son)	Public		In Support of Application Addressed neighbour concerns

The following points of clarification were requested by the Committee: None

Moved By: Vice Chair S. Kerwin

Seconded By: Member A. Antinucci

That in the matter of an application under Section 45(1) of the Planning Act, R.S.O. 1990, c.P13, as amended:

THAT Application No. A273/21 for 70 Sandy's Drive, Woodbridge be **APPROVED**, in accordance with the drawings and plans submitted with the application and subject to the following conditions:

#	DEPARTMENT / AGENCY	CONDITION(S) DESCRIPTION
All conditions of approval, unless otherwise stated, are considered to be incorporated into the approval "if required". If a condition is no longer required after an approval is final and binding, the condition may be waived by the respective department or agency requesting conditional approval. A condition cannot be waived without written consent from the respective department or agency.		
It is the responsibility of the owner/applicant and/or authorized agent to obtain and provide a clearance letter from respective department and/or agency (see condition chart below for contact). This letter must be provided to the Secretary-Treasurer to be finalized. All conditions must be cleared prior to the issuance of a Building Permit.		
1	Development Engineering farzana.khan@vaughan.ca	<ol style="list-style-type: none"> 1. The Owner/applicant shall submit the revised Lot Grading and/or Servicing Plan to the Development Inspection and Lot Grading division of the City's Development Engineering Department for final lot grading and/or servicing approval prior to any work being undertaken on the property. Please visit or contact the Development Engineering Department through email at DEPermits@vaughan.ca or visit https://www.vaughan.ca/services/residential/dev_eng/permits/Pages/default.aspx to learn how to apply for lot grading and/or servicing approval. 2. The owner/applicant shall provide a brief to demonstrate the appropriate LID (Low-impact Development) measures and

#	DEPARTMENT / AGENCY	CONDITION(S) DESCRIPTION
		show the measures taken in the drawing to the satisfaction of DE to address the increased lot coverage from 10% to 16.7% in order to mitigate potential impacts on the municipal storm water system.
2	Parks, Forestry and Horticulture Operations zachary.quizzetti@vaughan.ca	Applicant/owner shall obtain a "Private Property Tree Removal & Protection" permit through the forestry division prior to any construction works on the subject property

For the following Reasons:

This application is approved, as it is the opinion of the Committee that, with the above noted conditions of approval, this application meets all four tests under Section 45(1) of the Planning Act.

Any and all written submissions relating to this application that were made to the Committee of Adjustment before its decision and any and all oral submissions related to this application that were made at a public hearing, held under the Planning Act, have been, on balance, taken into consideration by the Committee of Adjustment as part of its deliberations and final decision on this matter.

Motion Carried

Members Opposed: None

Members Absent from Hearing: Member R. Buckler

ITEM: 6.10	FILE NO.: A024/22 PROPERTY: 525, 533, 541, 551, CITYVIEW BLVD, WOODBRIDGE
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File Manager: Pravina Attwala, Administrative Coordinator

Adjournment History: None

Address: 525 Cityview Boulevard Bldg A, Woodbridge

Applicant: Mogano Mills Developments Inc

Agent: Steven De Santis

Purpose: Relief from the Zoning By-law is being requested to permit increased maximum gross floor area for all eating establishments onsite to facilitate a new restaurant with existing accessory drive thru and to facilitate Site Plan Application DA.21.070.

	Zoning By-law 1-88	Variance requested
1.	The total Gross Floor Area devoted to any or all eating establishment uses shall not exceed 20% of the total gross floor area of the development [Exception 9(1218 ci)]	To permit a maximum of 25% of the total gross floor area of the development to be devoted to any and all eating establishment uses.

Public Correspondence				
*Public correspondence received and considered by the Committee				
Correspondence Type	Name	Address	Date Received (mm/dd/yyyy)	Summary
None				

Late Public Correspondence				
* Public Correspondence received after the correspondence deadline (Deadline: Noon on the last business day prior to the scheduled hearing)				
Correspondence Type	Name	Address	Date Received (mm/dd/yyyy)	Summary
None				

Staff & Agency Correspondence (Addendum)				
* Processed as an addendum to the Staff Report				
None				

Applicant Representation at Hearing:
Steven De Santis

Persons Before the Committee:
The following persons appeared before the Committee of Adjustment in connection with Minor Variance Application A024/22:

Name	Position/Title	Address (Public)	Nature of Submission
Christine Vigneault	Secretary Treasurer		Secretary Treasurer reviewed the proposal, confirmed public written submissions/deputations and recommended conditions of approval.
Steven De Santis	Applicant Representation		Summary of Application

The following points of clarification were requested by the Committee: None

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

That in the matter of an application under Section 45(1) of the Planning Act, R.S.O. 1990, c.P13, as amended:

THAT Application No. A024/22 for 525 Cityview Boulevard Bldg A, Woodbridge be **APPROVED**, in accordance with the drawings and plans submitted with the application.

For the following Reasons:

This application is approved, as it is the opinion of the Committee that, with the above noted conditions of approval, this application meets all four tests under Section 45(1) of the Planning Act.

Any and all written submissions relating to this application that were made to the Committee of Adjustment before its decision and any and all oral submissions related to this application that were made at a public hearing, held under the Planning Act, have been, on balance, taken into consideration by the Committee of Adjustment as part of its deliberations and final decision on this matter.

Motion Carried

Members Opposed: None

Members Absent from Hearing: Member R. Buckler

ITEM: 6.12	FILE NO.: A034/22 PROPERTY: 226 ARNOLD AVENUE
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File Manager: Adriana MacPherson, Administrative Coordinator

Adjournment History: None

Address: 226 Arnold Avenue, Thornhill

Applicant: Howard Katz

Agent: Square Design Group (Anthony Bartolini)

Purpose: Relief from the Zoning By-law is being requested to permit the construction of a proposed cabana, deck pergola and swimming pool in the rear yard. Relief is also being requested to permit increased maximum driveway width.

The subject lands are zoned R1E(EN) – First Density Residential Zone (Established Neighbourhood) and subject to the provisions of Exception 14.403 under Zoning By-law 001-2021

#	Zoning By-law 01-2021	Variance requested
1	A maximum lot coverage of 20% is permitted. [Table 7-3]	To permit a maximum lot coverage of 28.0%
2	Any portion of a yard in excess of 135.0 m ² shall be comprised of a minimum 60% soft landscape. [4.19.1.1]	To permit a minimum rear yard soft landscaping of 25.05% for the portion of yard in excess of 135.0m ²
3	A minimum side yard setback of 1.5m is required for the residential accessory building (Cabana). [14.403]	To permit a minimum side yard setback of 1.01m for the proposed residential accessory building (Cabana)
4	A maximum building height of 3.0m is permitted for the proposed residential accessory building (Cabana) [4.1.4.1]	To permit a maximum building height of 4.00m for the proposed residential accessory building (Cabana)
5	A maximum lot coverage of the residential accessory building (Cabana) shall be 67.m ² [4.1.3.1]	To permit a maximum lot coverage of 68.5m ² for the proposed residential accessory structure (Cabana).
6	The maximum cumulative width of both accesses to a circular driveway, as measured at the street line, shall be 9.0 m[6.7.4.4.]	To permit a maximum 11.6m of cumulative width of both accesses to the circular driveway.

The subject lands are zoned R1V – Old Village Residential Zone and subject to the provisions of Exception 9(662) under Zoning By-law 1-88, as amended.

#	Zoning By-law 1-88	Variance requested
7	A maximum lot coverage of 20% is permitted. [Schedule A]	To permit a maximum lot coverage of 25.84% (Dwelling 21.7%, 4.14% Cabana)
8	The minimum front yard landscape requirement shall be 50%, of which 60% shall be soft landscaping. [(4.1.2) & (4.1.4.f)]	To permit a minimum of 54.73% front yard soft landscaping.
9	A minimum of sixty percent (60%) of that portion of the rear yard in excess of 135 sq. m shall be composed of soft landscaping. [4.1.2.b]	To permit a minimum of 25.05% soft landscaping for the portion of the rear yard in excess of 135m ² .
10	A minimum side yard setback of 1.5m is required. [14(662, b.i)]	To permit a minimum side yard setback of 1.01m for the proposed accessory building (Cabana)
11	A minimum rear yard setback of 9.0m is required for the proposed accessory building (Cabana). [9(662, b.i)]	To permit a minimum rear yard setback of 3.32m for the proposed accessory building (Cabana).
12	A maximum height of 3.0m to the nearest part of the roof is permitted. [4.1.1.b]	To permit a maximum height of 3.56m to the nearest part of the roof for the proposed accessory building (Cabana)
13	The maximum permitted driveway width is 9.0m. [4.1.4.f]	To permit a maximum driveway width of 11.74m.

Public Correspondence				
*Public correspondence received and considered by the Committee				
Correspondence Type	Name	Address	Date Received (mm/dd/yyyy)	Summary
Public	Shira and Noah Turk	53 Rodeo Drive, Thornhill	04/25/2022	Letter of Objection
Public	Joe Garber	59 Rodeo Drive, Thornhill	05/03/2022	Letter of Objection

Late Public Correspondence				
* Public Correspondence received after the correspondence deadline (Deadline: Noon on the last business day prior to the scheduled hearing)				
Correspondence Type	Name	Address	Date Received (mm/dd/yyyy)	Summary
None				

Staff & Agency Correspondence (Addendum)				
* Processed as an addendum to the Staff Report				
None				

Applicant Representation at Hearing:

Anthony Bartolini

Persons Before the Committee:

The following persons appeared before the Committee of Adjustment in connection with Minor Variance Application A034/22:

Name	Position/Title	Address (Public)	Nature of Submission
Christine Vigneault	Secretary Treasurer		Secretary Treasurer reviewed the proposal, confirmed public written submissions/deputations and recommended conditions of approval.
Anthony Bartolini	Applicant Representation		Summary of Application Responded to public concerns.
	Public		Opposed to Application Concerns Raised: <ul style="list-style-type: none"> ▪ Loss of Privacy ▪ Loss of Trees ▪ Impact on Character of Neighbourhood
Joe Garber	Public	59 Rodeo Drive, Thornhill	Opposed to Application expressed concerns regarding: <ul style="list-style-type: none"> - Preservation of trees - Flooding - Loss of greenspace

The following points of clarification were requested by the Committee: None

Moved By: Vice Chair S. Kerwin

Seconded By: Member A. Antinucci

That in the matter of an application under Section 45(1) of the Planning Act, R.S.O. 1990, c.P13, as amended:

THAT Application No. A034/22 for 226 Arnold Avenue, Thornhill be **APPROVED**, in accordance with the drawings and plans submitted with the application and subject to the following conditions:

#	DEPARTMENT / AGENCY	CONDITION(S) DESCRIPTION
		All conditions of approval, unless otherwise stated, are considered to be incorporated into the approval “if required”. If a condition is no longer required after an approval is final and binding, the condition may be waived by the respective department or agency requesting conditional approval. A condition cannot be waived without written consent from the respective department or agency.

#	DEPARTMENT / AGENCY	CONDITION(S) DESCRIPTION
<p>It is the responsibility of the owner/applicant and/or authorized agent to obtain and provide a clearance letter from respective department and/or agency (see condition chart below for contact). This letter must be provided to the Secretary-Treasurer to be finalized. All conditions must be cleared prior to the issuance of a Building Permit.</p>		
1	<p>Development Engineering farzana.khan@vaughan.ca</p>	<p>The Owner/applicant shall submit the revised Lot Grading and/or Servicing Plan to the Development Inspection and Lot Grading division of the City's Development Engineering Department for final lot grading and/or servicing approval prior to any work being undertaken on the property. Please visit or contact the Development Engineering Department through email at DEPermits@vaughan.ca or visit https://www.vaughan.ca/services/residential/dev_eng/permits/Pages/default.aspx to learn how to apply for lot grading and/or servicing approval.</p> <p>The owner/applicant shall provide a brief to demonstrate the appropriate LID (Low-impact Development) measures and show the measures taken in the drawing to the satisfaction of DE to address the increased lot coverage from 20.0% to 28.0% in order to mitigate potential impacts on the municipal storm water system.</p>

For the following Reasons:

This application is approved, as it is the opinion of the Committee that, with the above noted conditions of approval, this application meets all four tests under Section 45(1) of the Planning Act.

Any and all written submissions relating to this application that were made to the Committee of Adjustment before its decision and any and all oral submissions related to this application that were made at a public hearing, held under the Planning Act, have been, on balance, taken into consideration by the Committee of Adjustment as part of its deliberations and final decision on this matter.

Motion Carried

Members Opposed: None

Members Absent from Hearing: Member R. Buckler

ITEM: 6.13	FILE NO.: A042/22 PROPERTY: 52 DONHILL CRESCENT, KLEINBURG
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File Manager: Pravina Attwala, Administrative Coordinator

Adjournment History: None

Address: 52 Donhill Crescent, Kleinburg

Applicant: Sarah & Michael Nazzarro

Agent: None

Purpose: Relief from the Zoning By-law is being requested to permit the construction of a proposed single family dwelling and the installation of pool equipment.

The subject lands are zoned R1B(EN) – First Density Residential Zone (Established Neighbourhood) and subject to the provisions of Exception 14.336 under Zoning By-law 001-2021, as amended.

#	Zoning By-law 01-2021	Variance requested
1	A maximum Height of 8.5 metres is permitted (Section 4.5.1.b.).	To permit a maximum height of 9.07 metres.
2	A minimum Front yard of 7.21 metres is required (Section 4.5.3.b.).	To permit a minimum front yard of 6.55 metres.
3	A minimum rear yard of 12.0 metres is required (Table 7-3).	To permit a minimum rear yard of 11.75 metres.
4	A maximum encroachment of 1.8 metres is permitted into the minimum required front yard for uncovered stairs (Table 4-1).	To permit a maximum encroachment of 2.66 metres into the front yard for uncovered stairs.
5	A maximum encroachment of 2.0 metres is permitted into the minimum required rear yard for a porch (Table 4-1).	To permit a maximum encroachment of 2.06 metres into the rear yard for a porch.
6	A maximum encroachment of 1.5 metres into the minimum required rear yard is permitted for ground mounted pool equipment (Table 4-1).	To permit a maximum encroachment of 7.25 metres into the minimum required rear yard for ground mounted pool equipment.

The subject lands are zoned R1, Residential Zone, under Zoning By-law 1-88, as amended.

#	Zoning By-law 1-88	Variance requested
7	A minimum front yard of 7.5 metres is required (Schedule A).	To permit a minimum front yard of 6.55 metres.
8	Exterior stairways shall be permitted in the rear yard only except that an exterior stairway not exceeding one-half storey in height shall be permitted in any yard [Section 3.14 b)].	To permit an uncovered exterior stairway greater than one-half storey in height to encroach into the minimum required front yard.
9	A maximum encroachment of 1.8 metres permitted into the minimum required front yard for exterior stairways [Section 3.14 c)].	To permit a maximum encroachment of 2.66 metres into the front yard for uncovered stairs.
10	A maximum encroachment of 1.5 metres into the minimum required rear yard is permitted for ground mounted pool equipment (Section 3.14).	To permit a maximum encroachment of 7.25 metres into the minimum required rear yard for ground mounted pool equipment.

Public Correspondence				
*Public correspondence received and considered by the Committee				
Correspondence Type	Name	Address	Date Received (mm/dd/yyyy)	Summary
Public	Armando & Debbie Pecchia	58 Donhill Crescent	04/25/2022	Letter of Support
Public	Fausto Matute	46 Donhill Crescent	04/24/2022	Letter of Support
Public	Petition of Support	41, 46, 73 Donhill Crescent	04/26/2022	Letter of Support
Public	Edward O'Connor	N/A	05/04/2022	Letter of Opposition

Public	Carmine G. Montemorano	64 Donhill Crescent	05/04/2022	Letter of Support
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Late Public Correspondence				
* Public Correspondence received after the correspondence deadline (Deadline: Noon on the last business day prior to the scheduled hearing)				
Correspondence Type	Name	Address	Date Received (mm/dd/yyyy)	Summary
None				

Staff & Agency Correspondence (Addendum)				
* Processed as an addendum to the Staff Report				
None				

Applicant Representation at Hearing:

Sarah Nazzaro

Persons Before the Committee:

The following persons appeared before the Committee of Adjustment in connection with Minor Variance Application A042/22:

Name	Position/Title	Address (Public)	Nature of Submission
Christine Vigneault	Secretary Treasurer		Secretary Treasurer reviewed the proposal, confirmed public written submissions/deputations and recommended conditions of approval.
Sarah Nazzaro	Applicant Representation		Summary of Application

The following points of clarification were requested by the Committee: None

Moved By: Vice Chair S. Kerwin

Seconded By: Member H. Zheng

That in the matter of an application under Section 45(1) of the Planning Act, R.S.O. 1990, c.P13, as amended:

THAT Application No. A042/22 for 52 Donhill Crescent, Kleinburg be **APPROVED**, in accordance with the drawings and plans submitted with the application and subject to the following conditions:

#	DEPARTMENT / AGENCY	CONDITION(S) DESCRIPTION
<p>All conditions of approval, unless otherwise stated, are considered to be incorporated into the approval “if required”. If a condition is no longer required after an approval is final and binding, the condition may be waived by the respective department or agency requesting conditional approval. A condition cannot be waived without written consent from the respective department or agency.</p> <p>It is the responsibility of the owner/applicant and/or authorized agent to obtain and provide a clearance letter from respective department and/or agency (see condition chart below for contact). This letter must be provided to the Secretary-Treasurer to be finalized. All conditions must be cleared prior to the issuance of a Building Permit.</p>		
1	Development Engineering farzana.khan@vaughan.ca	The Owner/applicant shall submit the final Lot Grading and/or Servicing Plan to the Development Inspection and Lot Grading division of the City’s Development Engineering Department for final lot grading and/or servicing approval prior to any work being undertaken on the property. Please visit or contact the Development Engineering Department through email at DEPermits@vaughan.ca or visit the grading permit link provided above to learn how to apply for lot grading and/or servicing approval.

For the following Reasons:

This application is approved, as it is the opinion of the Committee that, with the above noted conditions of approval, this application meets all four tests under Section 45(1) of the Planning Act.

Any and all written submissions relating to this application that were made to the Committee of Adjustment before its decision and any and all oral submissions related to this application that

were made at a public hearing, held under the Planning Act, have been, on balance, taken into consideration by the Committee of Adjustment as part of its deliberations and final decision on this matter.

Motion Carried

Members Opposed: None

Members Absent from Hearing: Member R. Buckler

ITEM: 6.14	FILE NO.: A043/22 PROPERTY: 10 MILL STREET, THORNHILL
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File Manager: Adriana MacPherson, Administrative Coordinator

Adjournment History: None

Address: 10 Mill Street, Thornhill

Applicant: Maryam Kavooosi Shay Shnet

Agent: Konstantin Alekseev

Purpose: Relief from the Zoning By-law is being requested to permit the construction of a proposed single family dwelling and increased maximum driveway width.

The subject lands are zoned R1E(EN) – First Density Residential Zone (Established Neighbourhood) and subject to the provisions of Exception 14.15 under Zoning By-law 001-2021 as amended.

#	Zoning By-law 01-2021	Variance requested
1	A minimum front yard setback of 4.5m is required. [Exception 14.15]	To permit a minimum front yard setback of 4.1m.
2	A maximum encroachment of 2.0m is permitted for the porch and stairs into the front yard. [Table 4-1]	To permit the porch and stairs to encroach a maximum of 2.5m into the front yard.
3	A maximum driveway width of 9.0m is permitted. [Table 6-11]	To permit a maximum driveway width of 9.59m.
4	A minimum setback of 5.7m is required from the front lot line to the garage. [Table 7-3]	To permit a minimum front setback of 5.08m to the garage.

The subject lands are zoned R1V – Old Village Residential Zone and subject to the provisions of Exception 9(48) under Zoning By-law 1-88, as amended.

	Zoning By-law 1-88	Variance requested
5	A minimum front yard setback of 4.57m (15.0 ft) is required. [Exception 9(48)]	To permit a minimum front yard setback of 2.6m to the covered porch.
6	The sum of side yards calculated from the main building shall not exceed 15.0m. [Schedule A]	To permit the sum of side yards calculated from the main building to be 29.8m.
7	The portion of the driveway between the street line and the street curb shall not exceed 6.0m in width. [4.1.4.f.iii]	To permit a maximum width of 8.99m for the portion of the driveway between the street line and the street curb.
8	A maximum driveway width of 9.0m is permitted. [4.1.4.f.v]	To permit a maximum driveway width of 9.37m.

Public Correspondence				
*Public correspondence received and considered by the Committee				
Correspondence Type	Name	Address	Date Received (mm/dd/yyyy)	Summary
None				

Late Public Correspondence				
* Public Correspondence received after the correspondence deadline (Deadline: Noon on the last business day prior to the scheduled hearing)				
Correspondence Type	Name	Address	Date Received (mm/dd/yyyy)	Summary
None				

Staff & Agency Correspondence (Addendum)
* Processed as an addendum to the Staff Report
None

Applicant Representation at Hearing:

Konstantin Alekseev

Persons Before the Committee:

The following persons appeared before the Committee of Adjustment in connection with Minor Variance Application A043/22:

Name	Position/Title	Address (Public)	Nature of Submission
Christine Vigneault	Secretary Treasurer		Secretary Treasurer reviewed the proposal, confirmed public written submissions/deputations and recommended conditions of approval.
Konstantin Alekseev	Applicant Representation		Summary of Application

The following points of clarification were requested by the Committee: None

Moved By: Member A. Antinucci

Seconded By: Member H. Zheng

That in the matter of an application under Section 45(1) of the Planning Act, R.S.O. 1990, c.P13, as amended:

THAT Application No. A043/22 for 10 Mill Street, Thornhill be **APPROVED**, in accordance with the drawings and plans submitted with the application and subject to the following conditions:

#	DEPARTMENT / AGENCY	CONDITION(S) DESCRIPTION
<p>All conditions of approval, unless otherwise stated, are considered to be incorporated into the approval “if required”. If a condition is no longer required after an approval is final and binding, the condition may be waived by the respective department or agency requesting conditional approval. A condition cannot be waived without written consent from the respective department or agency.</p> <p>It is the responsibility of the owner/applicant and/or authorized agent to obtain and provide a clearance letter from respective department and/or agency (see condition chart below for contact). This letter must be provided to the Secretary-Treasurer to be finalized. All conditions must be cleared prior to the issuance of a Building Permit.</p>		
1	Development Engineering farzana.khan@vaughan.ca	The Owner/applicant shall submit the final Lot Grading and/or Servicing Plan to the Development Inspection and Lot Grading division of the City’s Development Engineering Department for final lot grading and/or servicing approval prior to any work being undertaken on the property. Please visit or contact the Development Engineering Department through email at DEPermits@vaughan.ca or visit the grading permit link provided above to learn how to apply for lot grading and/or servicing approval.
2	TRCA hamedeh.razavi@trca.ca	<ol style="list-style-type: none"> The applicant successfully obtains a permit pursuant to Ontario Regulation 166/06 from TRCA for the proposed works. The applicant provides the required fee amount payable to the Toronto and Region Conservation Authority.

For the following Reasons:

This application is approved, as it is the opinion of the Committee that, with the above noted conditions of approval, this application meets all four tests under Section 45(1) of the Planning Act.

Any and all written submissions relating to this application that were made to the Committee of Adjustment before its decision and any and all oral submissions related to this application that were made at a public hearing, held under the Planning Act, have been, on balance, taken into consideration by the Committee of Adjustment as part of its deliberations and final decision on this matter.

Motion Carried

Members Opposed: None

Members Absent from Hearing: Member R. Buckler

ITEM: 6.15	FILE NO.: A046/22 PROPERTY: 46 BRIAROSE AVENUE, KLEINBURG
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File Manager: Lenore Providence, Administrative Coordinator

Adjournment History: None

Address: 46 Briarose Avenue, Kleinburg

Applicant: Bekir Elmaagacli

Agent: Anatolia Capital Corp (Josh Berry)

Purpose: Relief from the Zoning By-law is being requested to permit the installation of a proposed pool.

The subject lands are zoned RE(EN) – Estate Residential Zone (Established Neighbourhood) and subject to the provisions of Exception 14.473 under Zoning By-law 001-2021, as amended.

#	Zoning By-law 01-2021	Variance requested
1	An outdoor swimming pool shall only be permitted in the rear yard of a lot. [Section 4.21, By-law 001-2021, as amended]	To permit an outdoor swimming pool not in the rear yard.

The subject lands are zoned RR – Rural Residential and subject to the provisions of Exception 9(768) under Zoning By-law 1-88, as amended.

#	Zoning By-law 1-88	Variance requested
2	An outdoor swimming pool shall only be permitted in the rear yard of a lot. [Section 4.1.1, By-law 1-88, as amended]	To permit an outdoor swimming pool not in the rear yard.

Public Correspondence				
*Public correspondence received and considered by the Committee				
Correspondence Type	Name	Address	Date Received (mm/dd/yyyy)	Summary
None				

Late Public Correspondence				
* Public Correspondence received after the correspondence deadline (Deadline: Noon on the last business day prior to the scheduled hearing)				
Correspondence Type	Name	Address	Date Received (mm/dd/yyyy)	Summary
None				

Staff & Agency Correspondence (Addendum)
* Processed as an addendum to the Staff Report
None

Applicant Representation at Hearing:

Osman Karakus

Persons Before the Committee:

The following persons appeared before the Committee of Adjustment in connection with Minor Variance Application A046/22:

Name	Position/Title	Address (Public)	Nature of Submission
Christine Vigneault	Secretary Treasurer		Secretary Treasurer reviewed the proposal, confirmed public written submissions/deputations and recommended conditions of approval.
Osman Karakus	Applicant Representation		Summary of Application

The following points of clarification were requested by the Committee: None

Moved By: Member A. Antinucci
Seconded By: Vice Chair S. Kerwin

That in the matter of an application under Section 45(1) of the Planning Act, R.S.O. 1990, c.P13, as amended:

THAT Application No. A046/22 for 46 Briarose Avenue, Kleinburg be **APPROVED**, in accordance with the drawings and plans submitted with the application.

For the following Reasons:

This application is approved, as it is the opinion of the Committee that, with the above noted conditions of approval, this application meets all four tests under Section 45(1) of the Planning Act.

Any and all written submissions relating to this application that were made to the Committee of Adjustment before its decision and any and all oral submissions related to this application that were made at a public hearing, held under the Planning Act, have been, on balance, taken into consideration by the Committee of Adjustment as part of its deliberations and final decision on this matter.

Motion Carried

Members Opposed: None
Members Absent from Hearing: Member R. Buckler

ITEM: 6.16	FILE NO.: A047/22 PROPERTY: 325 WOODBRIDGE AVENUE, WOODBRIDGE
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File Manager: Pravina Attwala, Administrative Coordinator

Adjournment History: None

Address: 325 Woodbridge Avenue, Woodbridge

Applicant: Toronto District Christian High School (Rod Dengerink)

Agent: Steven McIntyre

Purpose: Relief from the Zoning By-law is being requested to permit an accessory retail use (thrift store) within the former firehall building.

The store will provide volunteer retail and management experience for Students of Toronto District Christian High School in a structured program. Any proceeds will be used for charity and for school events.

The subject lands are zoned U – Utility Zone, R2A - Second Density Residential Zone, and I1 - General Institutional Zone and subject to the provisions of Exception 14.1087 under Zoning By-law 001-2021, as amended.

#	Zoning By-law 01-2021	Variance requested
1	A Retail use not permitted on the lot. [13.2, Table 13-2]	To permit a retail use accessory to the post-secondary school.
2	The change in use from post-secondary school to a retail use requires the provision of a minimum of 1 Type B loading space. [6.11.4, Table 6-17]	To permit no loading space to be provided.
3	A Long-term Bicycle Parking Space means a bicycle parking space located in a locked room within a building or part of a building for the exclusive use of parking bicycles. [3.0, Bicycle Parking Space, Long term]	To permit one (1) Long-term Bicycle Parking Space to be located outside on the lot, and not in a locked room within a building or part of a building. Variance removed using Zoning Review Waiver
4	A long-term bicycle parking space shall be located wholly within the building where the principal use is located and for which the bicycle parking space is required. [6.5.4 1]	To permit one (1) Long-term Bicycle Parking Space to be located outside on the lot, and not wholly within the building where the principal use is located. Variance removed using Zoning Review Waiver
3	A short-term bicycle parking space shall have a minimum setback of 3.0 m from a parking area. [6.5.5 2.b.]	To permit a minimum setback of 1.75 m from a parking area.
4	The commercial use requires one (1) long-term bicycle parking space be provided. [Table 6-8]	To permit an additional short-term Bicycle Parking Space in lieu of the required (1) long-term bicycle parking space to be provided. Variance added using Zoning Review Waiver

The subject lands are zoned M3 – Transportation Industrial Zone, R2 - Residential Zone, and A – Agricultural Zone and subject to the provisions of Exception 9(1462) under Zoning By-law 1-88, as amended.

	Zoning By-law 1-88	Variance requested
5	A “Retail Store” Shall be permitted on the lands zoned M3 Transportation Industrial Zone, subject to the following: <ul style="list-style-type: none"> operating as an accessory use to the existing educational programs operating within the building at 325 Woodbridge Avenue as part of the Toronto District Christian High School Campus educational experiential learning programs; and 	To permit the maximum gross floor area of the accessory Retail Store use to be 550m ² .

	<ul style="list-style-type: none"> limited to a maximum gross floor area of 330 m². [9(1462) cii] 	
6	One (1) loading space shall be provided for a Commercial use with a commercial floor area of 550 square metres. [3.9 a)]	To permit no loading space to be provided.
7	**6.0 parking spaces per 100 sq.m GFA [3.8 a)], resulting in 33 parking spaces being required for the commercial building. (or 146 spaces across the entire campus)	**To permit a minimum of 30 vehicular parking spaces for the commercial building. (or 143 spaces across the entire campus) Variance added using Zoning Review Waiver

Public Correspondence				
*Public correspondence received and considered by the Committee				
Correspondence Type	Name	Address	Date Received (mm/dd/yyyy)	Summary
None				

Late Public Correspondence				
* Public Correspondence received after the correspondence deadline (Deadline: Noon on the last business day prior to the scheduled hearing)				
Correspondence Type	Name	Address	Date Received (mm/dd/yyyy)	Summary
None				

Staff & Agency Correspondence (Addendum)				
* Processed as an addendum to the Staff Report				
Department: Building Standards Nature of Correspondence: Revised Zoning Report Date Received: April 25, 2022				

Applicant Representation at Hearing:

Steven McIntyre

Persons Before the Committee:

The following persons appeared before the Committee of Adjustment in connection with Minor Variance Application A047/22:

Name	Position/Title	Address (Public)	Nature of Submission
Christine Vigneault	Secretary Treasurer		Secretary Treasurer reviewed the proposal, confirmed public written submissions/deputations and recommended conditions of approval.
Steven McIntyre	Applicant Representation		Summary of Application

The following points of clarification were requested by the Committee: None

Moved By: Vice Chair S. Kerwin
Seconded By: Member H. Zheng

That in the matter of an application under Section 45(1) of the Planning Act, R.S.O. 1990, c.P13, as amended:

THAT Application No. A047/22 for 325 Woodbridge Avenue, Woodbridge be **APPROVED**, in accordance with the drawings and plans submitted with the application and subject to the following conditions:

#	DEPARTMENT / AGENCY	CONDITION(S) DESCRIPTION
		All conditions of approval, unless otherwise stated, are considered to be incorporated into the approval “if required”. If a condition is no longer required after an approval is final and binding, the condition may be waived by the respective department or agency requesting conditional approval. A condition cannot be waived without written consent from the respective department or agency.
		It is the responsibility of the owner/applicant and/or authorized agent to obtain and provide a clearance letter from respective department and/or agency (see condition chart below for contact). This letter must be

#	DEPARTMENT / AGENCY	CONDITION(S) DESCRIPTION
provided to the Secretary-Treasurer to be finalized. All conditions must be cleared prior to the issuance of a Building Permit.		
1	TRCA hamedeh.razavi@trca.ca	That the applicant provides the required fee amount of \$110.00 payable to the Toronto and Region Conservation Authority.

For the following Reasons:

This application is approved, as it is the opinion of the Committee that, with the above noted conditions of approval, this application meets all four tests under Section 45(1) of the Planning Act.

Any and all written submissions relating to this application that were made to the Committee of Adjustment before its decision and any and all oral submissions related to this application that were made at a public hearing, held under the Planning Act, have been, on balance, taken into consideration by the Committee of Adjustment as part of its deliberations and final decision on this matter.

Motion Carried

Members Opposed: None

Members Absent from Hearing: Member R. Buckler

ITEM: 6.17-6.33 AND 6.35	FILE NO.: A056/22, A057/22, A058/22, A059/22, A060/22, A061/22, A062/22, A065/22, A066/22, A067/22, A068/22, A069/22, A070/22, A071/22, A072/22, A073/22, A074/22 AND A110/22 DONGROVE COURT, THORNHILL
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File Manager: Pravina Attwala and Adriana MacPherson, Administrative Coordinator

Adjournment History: None

Address: 32, 35, 36, 39, 40, 43, 47, 7, 11, 15, 19, 20, 24, 27, 23, 28, 31 and 16 Donsgrove Court, Thornhill

Applicant: Vogue (Homes) Bathurst Inc.

Agent: 100004813 Ontario Inc. (Evans Planning)

Purpose: Relief from the Zoning By-law is requested to permit the construction of eighteen (18) proposed single family dwellings.

32 Donsgrove Court (A056/22):

	Zoning By-law 1-88	Variance requested
1	The lot frontage for lots 12.0 m and greater shall be comprised of a minimum of 50% Landscaped front yard and a minimum sixty percent (60%) of the minimum landscaped front yard shall be soft landscaping in accordance with paragraph 4.1.2 [Section 4.1.4 f)v)(1)]	To permit a minimum of 47% of the front yard to be landscaped.

35 Donsgrove Court (A057/22):

	Zoning By-law 1-88	Variance requested
1	The lot frontage for lots 12.0 m and greater shall be comprised of a minimum of 50% Landscaped front yard and a minimum sixty percent (60%) of the minimum landscaped front yard shall be soft landscaping in accordance with paragraph 4.1.2 [Section 4.1.4 f)v)(1)]	To permit a minimum of 44.13% of the front yard to be landscaped.

36 Donsgrove Court (A058/22):

	Zoning By-law 1-88	Variance requested
1	The lot frontage for lots 12.0 m and greater shall be comprised of a minimum of 50% Landscaped front yard and a minimum sixty percent (60%) of the minimum landscaped front yard shall be soft landscaping in accordance with paragraph 4.1.2 [Section 4.1.4 f)v)(1)]	To permit a minimum of 47.02% of the front yard to be landscaped.

39 Donsgrove Court (A059/22):

	Zoning By-law 1-88	Variance requested
1	The lot frontage for lots 12.0 m and greater shall be comprised of a minimum of 50% Landscaped front yard and a minimum sixty percent (60%) of the minimum landscaped front yard shall be soft landscaping in accordance with paragraph 4.1.2 [Section 4.1.4 f)v)(1)]	To permit a minimum of 46.61%% of the front yard to be landscaped.

40 Donsgrove Court (A060/22):

	Zoning By-law 1-88	Variance requested
1	The lot frontage for lots 12.0 m and greater shall be comprised of a minimum of 50% Landscaped front yard and a minimum sixty percent (60%) of the minimum	To permit a minimum of 46.68% of the front yard to be landscaped.

	Zoning By-law 1-88	Variance requested
	landscaped front yard shall be soft landscaping in accordance with paragraph 4.1.2 [Section 4.1.4 f)v)(1)]	

43 Donsgrove Court (A061/22):

	Zoning By-law 1-88	Variance requested
1	The lot frontage for lots 12.0 m and greater shall be comprised of a minimum of 50% Landscaped front yard and a minimum sixty percent (60%) of the minimum landscaped front yard shall be soft landscaping in accordance with paragraph 4.1.2 [Section 4.1.4 f)v)(1)]	To permit a minimum of 46.61% of the front yard to be landscaped.

47 Donsgrove Court (A062/22)

	Zoning By-law 1-88	Variance requested
1	The lot frontage for lots 12.0 m and greater shall be comprised of a minimum of 50% Landscaped front yard and a minimum sixty percent (60%) of the minimum landscaped front yard shall be soft landscaping in accordance with paragraph 4.1.2 [Section 4.1.4 f) v)(1)]	To permit a minimum of 44.82% of the front yard to be landscaped.

7 Donsgrove Court (A065/22):

#	Zoning By-law 01-2021	Variance requested
1	A maximum Height of 9.5 metres is required. [Schedule T-114]	To permit a maximum Height of 10.0 metres to the top of the flat roof or to the midpoint of a sloped roof (style of roof TBD).

	Zoning By-law 1-88	Variance requested
1	A maximum building height of 9.5 metres is required. [Schedule T-114]	To permit a maximum Height of 10.0 metres to the top of the flat roof or to the midpoint of a sloped roof (style of roof TBD).

11 Donsgrove Court (A066/22):

#	Zoning By-law 01-2021	Variance requested
1	A maximum Height of 9.5 metres is required. [Schedule T-114]	To permit a maximum Height of 10.0 metres to the top of the flat roof or to the midpoint of a sloped roof (style of roof TBD).

	Zoning By-law 1-88	Variance requested
1	A maximum building height of 9.5 metres is required. [Schedule T-114]	To permit a maximum Height of 10.0 metres to the top of the flat roof or to the midpoint of a sloped roof (style of roof TBD).

15 Donsgrove Court (A067/22):

#	Zoning By-law 01-2021	Variance requested
1	A maximum Height of 9.5 metres is required. [Schedule T-114]	To permit a maximum Height of 10.0 metres to the top of the flat roof or to the midpoint of a sloped roof (style of roof TBD).

	Zoning By-law 1-88	Variance requested
1	A maximum building height of 9.5 metres is required. [Schedule T-114]	To permit a maximum Height of 10.0 metres to the top of the flat roof or to the midpoint of a sloped roof (style of roof TBD).

19 Donsgrove Court (A068/22):

#	Zoning By-law 01-2021	Variance requested
1	A maximum Height of 9.5 metres is required. [Schedule T-114]	To permit a maximum Height of 10.0 metres to the top of the flat roof or to the midpoint of a sloped roof (style of roof TBD).

Zoning By-law 1-88		Variance requested
1	A maximum building height of 9.5 metres is required. [Schedule T-114]	To permit a maximum Height of 10.0 metres to the top of the flat roof or to the midpoint of a sloped roof (style of roof TBD).

20 Donsgrove Court (A069/22)

Zoning By-law 1-88		Variance requested
1	The lot frontage for lots 12.0 m and greater shall be comprised of a minimum of 50% Landscaped front yard and a minimum sixty percent (60%) of the minimum landscaped front yard shall be soft landscaping in accordance with paragraph 4.1.2 [Section 4.1.4 f)v)(1)]	To permit a minimum of 47.61% of the front yard to be landscaped.

24 Donsgrove Court (A070/22)

Zoning By-law 1-88		Variance requested
1	The lot frontage for lots 12.0 m and greater shall be comprised of a minimum of 50% Landscaped front yard and a minimum sixty percent (60%) of the minimum landscaped front yard shall be soft landscaping in accordance with paragraph 4.1.2 [Section 4.1.4 f)v)(1)]	To permit a minimum of 47.2% of the front yard to be landscaped.

27 Donsgrove Court (A071/22)

#	Zoning By-law 01-2021	Variance requested
1	A maximum Height of 9.5 metres is required. [Schedule T-114]	To permit a maximum Height of 10.0 metres to the top of the flat roof or to the midpoint of a sloped roof (style of roof TBD).

Zoning By-law 1-88		Variance requested
1	A maximum building height of 9.5 metres is required. [Schedule T-114]	To permit a maximum Height of 10.0 metres to the top of the flat roof or to the midpoint of a sloped roof (style of roof TBD).

23 Donsgrove Court (A072/22)

#	Zoning By-law 01-2021	Variance requested
1	A maximum Height of 9.5 metres is required. [Schedule T-114]	To permit a maximum Height of 10.0 metres to the top of the flat roof or to the midpoint of a sloped roof (style of roof TBD).

Zoning By-law 1-88		Variance requested
1	A maximum building height of 9.5 metres is required. [Schedule T-114]	To permit a maximum Height of 10.0 metres to the top of the flat roof or to the midpoint of a sloped roof (style of roof TBD).

28 Donsgrove Court (A073/22)

#	Zoning By-law 01-2021	Variance requested
1	A maximum Height of 9.5 metres is required. [Schedule T-114]	To permit a maximum Height of 10.0 metres to the top of the flat roof or to

#	Zoning By-law 01-2021	Variance requested
		the midpoint of a sloped roof (style of roof TBD).

#	Zoning By-law 1-88	Variance requested
1	A maximum building height of 9.5 metres is required. [Schedule T-114]	To permit a maximum Height of 10.0 metres to the top of the flat roof or to the midpoint of a sloped roof (style of roof TBD).

31 Donsgrove Court (A074/22)

#	Zoning By-law 01-2021	Variance requested
1	A maximum Height of 9.5 metres is required. [Schedule T-114]	To permit a maximum Height of 10.0 metres to the top of the flat roof or to the midpoint of a sloped roof (style of roof TBD).

#	Zoning By-law 1-88	Variance requested
1	A maximum building height of 9.5 metres is required. [Schedule T-114]	To permit a maximum Height of 10.0 metres to the top of the flat roof or to the midpoint of a sloped roof (style of roof TBD).
2	The lot frontage for lots 12.0 m and greater shall be comprised of a minimum of 50% Landscaped front yard and a minimum sixty percent (60%) of the minimum landscaped front yard shall be soft landscaping in accordance with paragraph 4.1.2 [Section 4.1.4 f)v)(1)]	To permit a minimum of 45.95% of the front yard to be landscaped.

16 Donsgrove Court (A110/22)

#	Zoning By-law 1-88	Variance requested
1	The lot frontage for lots 12.0 m and greater shall be comprised of a minimum of 50% Landscaped front yard and a minimum sixty percent (60%) of the minimum landscaped front yard shall be soft landscaping in accordance with paragraph 4.1.2 [Section 4.1.4 f)v)(1)]	To permit a minimum of 47.51% of the front yard to be landscaped.

Public Correspondence				
*Public correspondence received and considered by the Committee				
Correspondence Type	Name	Address	Date Received (mm/dd/yyyy)	Summary
None				

Late Public Correspondence				
* Public Correspondence received after the correspondence deadline (Deadline: Noon on the last business day prior to the scheduled hearing)				
Correspondence Type	Name	Address	Date Received (mm/dd/yyyy)	Summary
None				

Staff & Agency Correspondence (Addendum)				
* Processed as an addendum to the Staff Report				
None				

Applicant Representation at Hearing:
Joanna Fast

Persons Before the Committee:
The following persons appeared before the Committee of Adjustment in connection with Minor Variance Application A056/22:

Name	Position/Title	Address (Public)	Nature of Submission
Christine Vigneault	Secretary Treasurer		Secretary Treasurer reviewed the proposal, confirmed public written submissions/deputations and recommended conditions of approval.
Joanna Fast	Applicant Representation		Summary of Application

The following points of clarification were requested by the Committee: None

Moved By: Vice Chair S. Kerwin
 Seconded By: Member A. Antinucci

That in the matter of an application under Section 45(1) of the Planning Act, R.S.O. 1990, c.P13, as amended:

THAT Application No. A056/22, A057/22, A058/22, A059/22, A060/22, A061/22, A062/22, A065/22, A066/22, A067/22, A068/22, A069/22, A070/22, A071/22, A072/22, A073/22, A074/22 and A110/22 Donsgrove Court, Thornhill, be **APPROVED**, in accordance with the drawings and plans submitted with the application and subject to the following conditions:

#	DEPARTMENT / AGENCY	CONDITION(S) DESCRIPTION
<p>All conditions of approval, unless otherwise stated, are considered to be incorporated into the approval “if required”. If a condition is no longer required after an approval is final and binding, the condition may be waived by the respective department or agency requesting conditional approval. A condition cannot be waived without written consent from the respective department or agency.</p> <p>It is the responsibility of the owner/applicant and/or authorized agent to obtain and provide a clearance letter from respective department and/or agency (see condition chart below for contact). This letter must be provided to the Secretary-Treasurer to be finalized. All conditions must be cleared prior to the issuance of a Building Permit.</p>		
1	Development Engineering farzana.khan@vaughan.ca	The Owner/applicant shall submit the final Lot Grading and/or Servicing Plan to the Development Inspection and Lot Grading division of the City’s Development Engineering Department for final lot grading and/or servicing approval prior to any work being undertaken on the property. Please visit or contact the Development Engineering Department through email at DEPermits@vaughan.ca or visit the grading permit link provided above to learn how to apply for lot grading and/or servicing approval.

For the following Reasons:

This application is approved, as it is the opinion of the Committee that, with the above noted conditions of approval, this application meets all four tests under Section 45(1) of the Planning Act.

Any and all written submissions relating to this application that were made to the Committee of Adjustment before its decision and any and all oral submissions related to this application that were made at a public hearing, held under the Planning Act, have been, on balance, taken into consideration by the Committee of Adjustment as part of its deliberations and final decision on this matter.

Motion Carried

Members Opposed: None
 Members Absent from Hearing: Member R. Buckler

ITEM: 6.34	FILE NO.: A081/22 PROPERTY: 125 VIA TEODORO, WOODBRIDGE
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File Manager: Lenore Providence, Administrative Coordinator

Adjournment History: None

Address: 125 Via Teodoro, Woodbridge

Applicant: Annalisa Peca and Mike Monteleone

Agent: None

Purpose: Relief from Zoning By-law is being requested to permit the existing pavilion in the rear yard.

The subject lands are zoned R3(EN) – Residential Zone (Established Neighbourhood) and subject to the provisions of Exception 14.919 under Zoning By-law 001-2021, as amended.

#	Zoning By-law 001-2021	Variance requested
	None	

The subject lands are zoned RD3 – Residential Zone and subject to the provisions of Exception 9(1279) under Zoning By-law 1-88, as amended.

	Zoning By-law 1-88	Variance requested
1	The minimum rear yard setback required is 7.5 metres. Schedule 'A'	To permit a minimum rear yard setback of 1.19 metres to an accessory building (Pavilion).
2	The minimum interior side yard setback required is 1.2 metres. Schedule 'A'	To permit a minimum interior side yard setback of 1.04 metres to an accessory building (Pavilion).

Public Correspondence				
*Public correspondence received and considered by the Committee				
Correspondence Type	Name	Address	Date Received (mm/dd/yyyy)	Summary
None				

Late Public Correspondence				
* Public Correspondence received after the correspondence deadline (Deadline: Noon on the last business day prior to the scheduled hearing)				
Correspondence Type	Name	Address	Date Received (mm/dd/yyyy)	Summary
None				

Staff & Agency Correspondence (Addendum)				
* Processed as an addendum to the Staff Report				
None				

Applicant Representation at Hearing:
Mike Monteleone

Persons Before the Committee:
The following persons appeared before the Committee of Adjustment in connection with Minor Variance Application A081/22:

Name	Position/Title	Address (Public)	Nature of Submission
Christine Vigneault	Secretary Treasurer		Secretary Treasurer reviewed the proposal, confirmed public written submissions/deputations and recommended conditions of approval.

Name	Position/Title	Address (Public)	Nature of Submission
Mike Monteleone	Applicant Representation		Summary of Application

The following points of clarification were requested by the Committee: None

Moved By: Member A. Antinucci

Seconded By: Vice Chair S. Kerwin

That in the matter of an application under Section 45(1) of the Planning Act, R.S.O. 1990, c.P13, as amended:

THAT Application No. A081/22 for 125 Via Teodoro, Woodbridge be **APPROVED**, in accordance with the drawings and plans submitted with the application.

For the following Reasons:

This application is approved, as it is the opinion of the Committee that, with the above noted conditions of approval, this application meets all four tests under Section 45(1) of the Planning Act.

Any and all written submissions relating to this application that were made to the Committee of Adjustment before its decision and any and all oral submissions related to this application that were made at a public hearing, held under the Planning Act, have been, on balance, taken into consideration by the Committee of Adjustment as part of its deliberations and final decision on this matter.

Motion Carried

Members Opposed: None

Members Absent from Hearing: Member R. Buckler

Other Business

None

Motion to Adjourn

Moved By: Vice Chair S. Kerwin

Seconded By: Member H. Zheng

THAT the meeting of Committee of Adjustment be adjourned at 7:51 p.m., and the next regular meeting will be held on May 12, 2022.

Motion Carried

May 5, 2022 Meeting Minutes were approved at the May 26, 2022 Committee of Adjustment Hearing.

Chair:

Secretary Treasurer: