

	<p align="center">Committee of Adjustment Minutes</p> <p>Hearing Date: May 12, 2022</p> <p>Time: 6:00 p.m.</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">DRAFT</p>	
<p align="center">Committee Member & Staff Attendance</p>	
<p>Committee Members:</p>	<p>Stephen Kerwin (Vice-Chair) Adolfo Antinucci Robert Buckler Hao (Charlie) Zheng</p>
<p>Secretary Treasurer: Administrative Coordinator in Attendance: Zoning Staff in Attendance: Planning Staff in Attendance: Planning Staff in Attendance:</p>	<p>Christine Vigneault Adriana MacPherson, Lenore Providence, Pravina Attwala Garrett Dvernichuk Michelle Perrone</p>
<p>Members / Staff Absent:</p>	<p>Assuna Perrella (Chair)</p>

Prior to starting the hearing, the Committee made a motion to elect a Chair that was present in the Council Chambers.

Moved by: Member Zheng
Seconded by: Member Antinucci

That Member Buckler be elected to Chair the May 12, 2022 hearing.

Motion Carried.

Disclosure of Pecuniary Interest

Member	Nature of Interest
N/A	N/A

Adoption of Minutes

The May 5 & 12 Committee of Adjustment minutes will be approved at the May 26, 2022 hearing.

Adjournments / Deferrals from the May 12, 2022 Hearing:

Item Number	Application Number/Address	Adjournment Date	Reason for Adjournment
None			

ITEM: 6.1	FILE NO.: A037/22 PROPERTY: 17 WINTERLUDE COURT, KLEINBURG
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File Manager: Pravina Attwala, Administrative Coordinator

Adjournment History: (None)

Applicant: Luigi & Loredana Guarascio

Agent: Andre Grisolia

Purpose: Relief from the Zoning By-law is being requested to permit the construction of a proposed loggia, cabana and retaining wall to be located in the rear yard.

The subject lands are zoned R1B - First Density Residential Zone and subject to the provisions of Exception Zone 14.815 under Zoning By-law 001-2021, as amended.

#	Zoning By-law 001-2021, as amended	Variance requested
1	The maximum permitted lot coverage is 40%. (7.2.2, Table 7-3)	To permit a maximum lot coverage of 43.13%. (+/- 33.60% dwelling, +/-9.5% covered structures)
2	A residential accessory structure with a height greater than 2.8 m shall not be located closer than 2.4 m to any lot line. (Section 4.1.2 1, By-law 001-2021, as amended).	To permit a minimum setback of 1.86 metres from the rear lot line to the proposed accessory building/structure (Cabana and Overhead Trellis).
3	A residential accessory structure with a height greater than 2.8 m shall not be located closer than 2.4 m to any lot line. (Section 4.1.2 1, By-law 001-2021, as amended).	To permit a minimum setback of 1.12 metres from the interior side lot line to the proposed accessory building/structure (Cabana and Overhead Trellis).
4	The maximum height of an accessory building and residential accessory structure shall be 3.0 m. (Section 4.1.4 1, By-law 001-2021, as amended).	To permit a maximum accessory building (Cabana and Overhead Trellis) height of 4.41 metres.
5	A minimum of 185m ² (60%) of soft landscaping in the rear yard is required. (Section 4.19.1 1, By-law 001-2021, as amended)	To permit a minimum of 82m ² (27%) of soft landscaping in the rear yard.
6	The maximum height of an accessory building and residential accessory structure shall be 3.0 m. (Section 4.1.4 1, By-law 001-2021, as amended).	To permit a maximum accessory building (Covered Loggia) height of 3.2 metres.
7	A residential accessory structure with a height greater than 2.8 m shall not be located closer than 2.4 m to any lot line. (Section 4.1.2 1, By-law 001-2021, as amended).	To permit a minimum setback of 1.20 metres from the interior side lot line to the proposed accessory structure (Covered Loggia).
8	A residential accessory structure with a height greater than 2.8 m shall not be located closer than 2.4 m to any lot line. (Section 4.1.2 1, By-law 001-2021, as amended).	To permit a minimum setback of 1.30 metres from the rear lot line to the proposed accessory structure (Covered Loggia).
9	A retaining wall shall be setback an equal distance to the height of the highest portion of the retaining wall. (4.13, Table 4-1)	To permit the proposed retaining wall to be set back 0.60 metres where the height of the retaining wall is 1.52 metres.
10	Eaves and gutters are permitted to encroach a maximum of 0.5 metres into a required yard.(Section 4.13, Table 4-1, By-law 01-2021)	To permit the eaves of the proposed accessory structures (Cabana and Overhead Trellis and Covered Loggia) to encroach a maximum of 0.53 metres into a required yard.
11	A minimum distance of 0.6 m shall be required from any permitted encroachment to the nearest lot line. (Section 4.13 3)	To permit the eaves of the proposed accessory structure (Cabana and Overhead Trellis) to be setback 0.59 metres from the interior side lot line.
12	The maximum height of an outdoor swimming pool shall be 2.0 m. (4.21 6)	To permit the maximum height of the outdoor swimming pool (hot tub) to be a maximum of 2.01 metres.

#	Zoning By-law 001-2021, as amended	Variance requested
13	Where the height of an outdoor swimming pool is greater than 1.5 m, the minimum setback from any lot line shall be 3.0 m.(4.21 6)	To permit the minimum setback of the outdoor swimming pool (hot tub) to be 1.12 metres from the interior side lot line.

The subject lands are zoned R1 – Residential Zone and subject to the provisions of Exception 9(1162) under Zoning By-law 1-88, as amended.

	Zoning By-law 1-88	Variance requested
14	The maximum permitted lot coverage is 35%. (Schedule A, By-law 1-88, as amended).	To permit a maximum lot coverage of 38.32%
15	A minimum rear yard of 7.5 metres to the proposed accessory structure (Cabana and Overhead Trellis) is required. (Schedule A, By-law 1-88, as amended).	To permit a minimum rear yard of 1.86 metres to the proposed accessory structure (Cabana and Overhead Trellis).
16	A minimum interior side yard of 1.5 metres to the proposed accessory structure (Cabana and Overhead Trellis) is required. (Schedule A, By-law 1-88, as amended).	To permit a minimum interior side yard of 1.12 metres to the proposed accessory structure (Cabana and Overhead Trellis).
17	A minimum interior side yard of 1.5 metres to the proposed accessory structure (Covered Loggia) is required (Schedule A, By-law 1-88a.a.).	To permit a minimum interior side yard of 1.20 metres to the proposed accessory structure (Covered Loggia).
18	A minimum rear yard of 7.5 metres to the proposed accessory structure (Covered Loggia) is required (Schedule A, By-law 1-88a.a.).	To permit a minimum rear yard of 1.30 metres to the proposed accessory structure (Covered Loggia).
19	A retaining wall which exceeds one (1) metre in height must be set back from the nearest property line a distance equal to its height.(4.1.1 j))	To permit the proposed retaining wall to be set back 0.60 metres where the height of the retaining wall is 1.52 metres.
20	A minimum of 185m ² (60%) of soft landscaping in the rear yard is required. (Section 4.1.2, By-law 1-88, as amended)	To permit a minimum of 82m ² (27%) of soft landscaping in the rear yard.
21	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 structure shall be 4.5 metres. (4.1.1 b)	To permit the proposed accessory structure (Cabana and Overhead Trellis) to have a maximum height of 5.06 metres.
22	The nearest part of the roof of an accessory building or structure shall not be more than three (3) metres above finished grade. (4.1.1 b)	To permit the proposed accessory structure (Cabana and Overhead Trellis) to have a maximum height of 3.76 metres to the nearest part of the roof.
23	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 structure shall be 4.5 metres. (4.1.1 b)	To permit the proposed accessory structure (Covered Loggia) to have a maximum height of 4.51 metres.
24	The nearest part of the roof of an accessory building or structure shall not be more than three (3) metres above finished grade. (4.1.1 b)	To permit the proposed accessory structure (Covered Loggia) to have a maximum height of 3.2 metres to the nearest part of the roof.
25	Eaves shall not project more than 0.5 metres into a required yard. (3.14 a)	To permit the eaves of the proposed accessory structures (Cabana and Overhead Trellis and Covered Loggia) to project a maximum of 0.53 metres into a required yard.

Public Correspondence				
*Public correspondence received and considered by the Committee				
Correspondence Type	Name	Address	Date Received (mm/dd/yyyy)	Summary
Public	Joanne Latobesi	11 Winterlude Court	05/05/2022	Letter of Support
Public	Uzzo & Anna Calderaro	32 Winterlude Court	05/05/2022	Letter of Support

Committee of Adjustment Hearing

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
Public	Gerard C. Borean Parente, Borean LLP	3883 Highway 7, Ste 207, Woodbridge	05/12/2022	Letter of Opposition

Staff & Agency Correspondence (Addendum)
* Processed as an addendum to the Staff Report
Department: Development Planning Nature of Correspondence: Planning Report Date Received: May 12, 2022

Applicant Representation at Hearing:

Andre Grisolia

Persons Before the Committee:

The following persons appeared before the Committee of Adjustment in connection with Minor Variance Application A037/22:

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.
Andre Grisolia	Applicant Representation		Summary of Application
Gerard Borean	Public		Opposed to Application Concerns Raised: <ul style="list-style-type: none"> ▪ Cumulative effect of variances ▪ Does not support variance #20 ▪ Impact of reduction in landscaping on drainage and storm water management ▪ Obligations under Agreement of Purchase and Sale to Developer ▪ Fails tests under the Planning Act ▪ Recommended refusal or adjournment

The following points of clarification were requested by the Committee:

Committee Member:	Addressed to:	Point of Clarification:
Member A. Antinucci	Applicant Representation	Requested clarification from applicant on whether modifications could be made to proposal.
Vice Chair S. Kerwin	Applicant Representation	Requested clarification from the applicant on whether variances 9 and 19 could be altered.

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. A037/22 for 17 Winterlude Court, Kleinburg be **ADJOURNED SINE DIE** to permit time for the applicant to address staff and neighbour concerns.

Motion Carried

Members Opposed: None

Members Absent from Hearing: Chair A. Perrella

ITEM: 6.2	FILE NO.: A045/22 PROPERTY: 191 WARDLAW PLACE, WOODBRIDGE
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File Manager: Lenore Providence, Administrative Coordinator

Adjournment History: None

Address: 191 Wardlaw Place Townhouse 1, Woodbridge

Applicant: Manny Melo

Agent: Rosetti Almeida

Purpose: Relief from Zoning By-law is being requested to permit installation of a swimming pool, pool equipment and a cabana.

The subject lands are zoned RT, Townhouse Residential Zone and subject to the provisions of Exception 14.1117 under Zoning By-law 001-2021.

#	Zoning By-law 01-2021	Variance requested
1	To permit an outdoor swimming pool to be located closer to an exterior side lot line than the dwelling, as shown on the submitted Site Plan. [4.21, Note 5]	In no case shall the outdoor swimming pool be located closer to an exterior lot side lot line than the dwelling.
2	A maximum height of 3.0 metres is permitted. [4.1.4, Note 1]	To permit a maximum height of 3.07 metres for a cabana.
3	A residential accessory structure with a height greater than 2.8 m shall not be located closer than 2.4 m to any lot line. [4.1.2, 1b]	To permit a minimum rear yard setback of 1.84 m and a minimum interior side yard setback of 1.28 m for a residential accessory structure (cabana).

The subject lands are zoned RT1, Residential Townhouse Zone and subject to the provisions of Exception 9(1291) under Zoning By-law 1-88, as amended.

#	Zoning By-law 1-88	Variance requested
4	A minimum exterior side yard setback of 4.5 metres is required. [4.1.1 i]	To permit a minimum exterior side yard setback of 1.59 m to an inground swimming pool.
5	A minimum rear yard setback of 7.5 metres is required. [Schedule A3]	To permit a minimum rear yard setback of 1.84 m to an accessory structure (14.88 m2 cabana).
6	A minimum exterior side yard setback of 3.0 metres is required to external ground mounted pool equipment. [3.14 h]	To permit a minimum exterior side yard setback of 1.21 metres to external ground mounted pool equipment.

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:
Rosetti Almeida

Persons Before the Committee:

The following persons appeared before the Committee of Adjustment in connection with Minor Variance Application A045/22:

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.
Rosetti Almeida	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. A045/22 for 191 Wardlaw Place Townhouse 1, 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
<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: Chair A. Perrella

ITEM: 6.3	FILE NO.: A048/22 PROPERTY: 31 SWINTON CRESCENT
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File Manager: Adriana MacPherson, Administrative Coordinator

Adjournment History: None

Address: 31 Swinton Crescent, Thornhill

Applicant: Cathleen Cao

Agent: None

Purpose: Relief from the Zoning By-law is being requested to permit a proposed secondary suite.

The subject lands are zoned R3(EN) – Third Density Residential Zone (Established Neighbourhood) and subject to the provisions of Exception 14.271 under Zoning By-law 001-2021, as amended.

#	Zoning By-law 01-2021	Variance requested
1	A minimum interior side yard setback of 1.80m is required. [14.271 Schedule T-011]	To permit a minimum interior side yard setback of 1.70m for the existing dwelling.
2	The secondary suite entrance shall be accessible from the street by an unobstructed hard landscaped surface walkway measuring a minimum of 1.2 m in width. [5.20.10.b]	To permit the secondary suite entrance to have a minimum unobstructed hard landscaped surface measuring 1.13m in width.
3	A maximum encroachment of 0.3m is permitted for the access stairs. [Table 4.1]	To permit a maximum interior side yard encroachment of 0.78m for the access stairs.
4	A minimum front yard setback of 5.5m is required to the attached garage. [14.271 Schedule T-011]	To permit a minimum front yard setback of 3.77m to the attached garage.
5	A minimum front yard landscaping of 50% is required. [4.19.1.2.b.]	To permit a minimum front yard landscaping of 43.36%.

The subject lands are zoned R3 –Residential Zone and subject to the provisions of Exception 9(470) under Zoning By-law 1-88, as amended.

#	Zoning By-law 1-88	Variance requested
6	A minimum interior side yard setback of 1.80m is required. [9(470) Schedule T-011]	To permit a minimum interior side yard setback of 1.70m for the existing dwelling.
7	The secondary suite entrance shall be accessible from the street by an unobstructed hard landscaped surface walkway measuring a minimum of 1.2 m in width. [4.1.8.b]	To permit the secondary suite entrance to have a minimum unobstructed hard landscaped surface measuring 1.13m in width.
8	A maximum encroachment of 0.3m is permitted for the exterior stairways. [3.14]	To permit a maximum encroachment of 0.77m of the exterior stairways into the interior side yard.
9	A minimum front yard setback of 5.5m is required to the attached garage. [9(470) Schedule T-011]	To permit a minimum front yard setback of 3.77m to the attached garage.
10	A minimum front yard landscaping of 50% is required. [4.1.4.v]	To permit a minimum front yard landscaping of 43.36%.
11	The maximum width of a driveway at the street curb and a curb cut shall be 6.0m. [4.1.4.f.i.]	To permit a maximum driveway width of 9.05m at the street curb and curb cut.

Public Correspondence				
*Public correspondence received and considered by the Committee				
Correspondence Type	Name	Address	Date Received (mm/dd/yyyy)	Summary
Public	Lesley Harany	28 Swinton Cres	05/02/2022	Letter of Opposition
Public	Dino Morelli	Unknown	05/10/2022	Letter of Opposition
Public	Elena Sorokin	26 Swinton Cres	05/10/2022	Letter of Opposition

Committee of Adjustment Hearing

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:
Cathleen Jing

Persons Before the Committee:
The following persons appeared before the Committee of Adjustment in connection with Minor Variance Application A048/22:

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.
Cathleen Jing	Applicant Representation		Summary of Application Addressed resident concerns.
Rohit Malik	Public		Opposed to Application Concerns Raised: ▪ Safety concerns (spoke to previous fires on the property)
Raanan Mintz	Public		Opposed to Application Concerns Raised: ▪ Width of driveway ▪ Tree protection

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. A048/22 for 31 Swinton 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
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	Parks, Forestry and Horticulture Operations andrew.swedlo@vaughan.ca	The applicant shall satisfy the City's Tree protection Protocol requirements to the satisfaction of the Forestry division.

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: Chair A. Perrella

ITEM: 6.4	FILE NO.: A075/22 PROPERTY: 10 PENNON ROAD, KLEINBURG
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File Manager: Adriana MacPherson, Administrative Coordinator

Adjournment History: None

Address: 10 Pennon Road, Kleinburg

Applicant: Luigi and Rita Endrizzi

Agent: RG Consulting Inc (Ralph Grittani)

Purpose: Relief from the Zoning By-law is being requested to permit the construction of a proposed cabana in hte rear yard.

The subject lands are zoned R1B(EN) Residential 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 minimum rear yard of 2.4 metres is required to the accessory building. S. 4.1.2	To permit a minimum rear yard of 2.04 metres to the accessory building.
2	A minimum interior side yard of 2.4 metres is required to the accessory building. S. 4.1.2	To permit a minimum interior side yard of 1.52 metres to the accessory building.
3	The maximum lot coverage of all accessory buildings and accessory structures shall be 10% or 67.0 m2, whichever is less. S. 4.1.3	To permit a maximum lot coverage of 121.6m2 for all buildings and structures.
4	A maximum building height of 3.0 metres is permitted for the accessory building. S. 4.1.4	To permit a maximum building height of 4.27 metres for the accessory building.

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

	Zoning By-law 1-88	Variance requested
5	A minimum rear yard of 7.5 metres is required to the accessory building. S.4.1.1	To permit a minimum rear yard of 2.04 metres to the accessory building.
6	A maximum lot coverage of 20.0% is permitted for all covered buildings and structures. Schedule A	To permit a maximum lot coverage of 20.06% is permitted for all covered buildings and structures.
7	The maximum lot coverage of all accessory buildings and accessory structures shall be 10% or 67.0 m2, whichever is less. S.4.1.1	To permit a maximum lot coverage of 121.6m2 for all buildings and structures.
8	A maximum building height of 3.0 metres is permitted measured from the average finished grade to the nearest part of the roof. S. 4.1.1	To permit a maximum building height of 3.76 metres measured from the average finished grade to the nearest part of the roof.

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:
Ralph Grittani

Persons Before the Committee:

The following persons appeared before the Committee of Adjustment in connection with Minor Variance Application A075/22:

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.
Ralph Grittani	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. A075/22 for 10 Pennon Road, 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: Chair A. Perrella

ITEM: 6.5	FILE NO.: A076/22 PROPERTY: 35 LEE ANNE COURT, WOODBRIDGE
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File Manager: Pravina Attwala, Administrative Coordinator

Adjournment History: None

Address: 35 Lee Anne Court, Woodbridge

Applicant: Jagdish, Amandeep & Sarbjit Dhillon

Agent: JS Barmi Architect (Jagdip S. Barmi)

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

The subject lands are zoned RE(EN) – Estate Residential Zone (Established Neighbourhood) and subject to the provisions of Exception 14.65 under Zoning By-law 001-2021, as amended.

The subject lands are zoned RR – Rural Residential and subject to the provisions of Exception 9(138) under Zoning By-law 1-88, as amended.

	Zoning By-law 1-88	Variance requested
1	A maximum lot coverage of 10% is permitted. [Schedule A]	To permit a maximum lot coverage of 13.19% (12.84% dwelling; 0.35% covered porches)

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:
Jagdip S. Barmi

Persons Before the Committee:
The following persons appeared before the Committee of Adjustment in connection with Minor Variance Application A076/22:

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.
Jagdip S. Barmi	Applicant Representation		Summary of Application

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

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

Committee of Adjustment Hearing

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. A076/22 for 35 Lee Anne Court, 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
<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 Planning joshua.cipolletta@vaughan.ca	That the final Site Plan, Grading Plan, and Tree Preservation Plan be approved to the satisfaction of the Development Planning Department.
2	Development Engineering farzana.khan@vaughan.ca	<ol style="list-style-type: none"> 1. The Owner/applicant shall submit a 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 the grading permit link provided above 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 show the measures taken in the drawing to the satisfaction of DE to address the increased lot coverage from 10% to 13.19% in order to mitigate potential impacts on the municipal storm water system.
3	TRCA hamedeh.razavi@trca.ca	That the applicant provides the required fee amount of \$610.00 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: Chair A. Perrella

ITEM: 6.6	FILE NO.: A077/22 PROPERTY: 36 CARDISH STREET, KLEINBURG
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File Manager: Pravina Attwala, Administrative Coordinator

Adjournment History: None

Address: 36 Cardish Steet., Kleinburg

Applicant: David & Susan Salvatore

Agent: Fausto Cortese

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

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.

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

	Zoning By-law 1-88	Variance requested
1	A minimum Front yard of 7.5 metres is required. [Schedule A]	To permit a minimum front yard of 6.0 metres.
2	A maximum Lot coverage of 30% is required. [Schedule A, note 12].	To permit a maximum lot coverage of 35.9%. (29.95% dwelling; 5.36% loggia; 0.59% porch)

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:

Fausto Cortese

Persons Before the Committee:

The following persons appeared before the Committee of Adjustment in connection with Minor Variance Application A077/22:

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.
Fausto Cortese	Applicant Representation		Summary of Application

The following points of clarification were requested by the Committee:

Committee Member:	Addressed to:	Point of Clarification:
Member A. Antinucci	Applicant Representation	Requested clarification on why front yard setback not consistent with neighbouring properties.

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. A077/22 for 36 Cardish Stteet., 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	<ol style="list-style-type: none"> 1. The Owner/applicant shall submit a 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 the grading permit link provided above 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 show the measures taken in the drawing to the satisfaction of DE to address the increased lot coverage from 30% to 35.9% 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: Chair A. Perrella

ITEM: 6.7	FILE NO.: A078/22 126 COOK'S MILL CRESCENT, MAPLE
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File Manager: Lenore Providence, Administrative Coordinator

Adjournment History: None

Address: 126 Cook's Mill Crescent, Maple

Applicant: Sangeeta Marwah and Raminder Pal Singh

Agent: Caprija Corporation (Mazhar Raja)

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

The subject lands are zoned R1 – First Residential Detached Zone and subject to the provisions of Exception 14.861 under Zoning By-law 001-2021, as amended.

#	Zoning By-law 01-2021	Variance requested
1	A minimum rear yard setback of 2.4 metres to the proposed Residential Accessory Structure (Gazebo) is required. [Section 7.2.1, By-law 001-2021 as amended]	To permit a minimum rear yard setback of 0.6 metres to the proposed Residential Accessory Structure (Gazebo).
2	A minimum interior yard setback of 1.2 metres to the proposed Residential Accessory Structure (Gazebo) is required. [Section 7.2.1, By-law 001-2021 as amended]	To permit a minimum interior side yard setback of 0.6 metres to the proposed Residential Accessory Structure (Gazebo).
3	The maximum height of a Residential Accessory Structure shall be 3.0 metres. [Section 4.1.4, By-law 001-2021 as amended]	To permit a maximum height of 3.2 metres for the proposed Residential Accessory Structure (Gazebo).

The subject lands are zoned RD1 – Residential Detached Zone and subject to the provisions of Exception 9(1217) under Zoning By-law 1-88, as amended.

	Zoning By-law 1-88	Variance requested
4	A minimum rear yard setback of 7.5 metres to the proposed Accessory Structure (Gazebo) is required. [Schedule A, By-law 1-88a.a.]	To permit a minimum rear yard setback of 0.6 metres to the proposed Accessory Structure (Gazebo).
5	A minimum interior yard setback of 1.2 metres to the proposed Accessory Structure (Gazebo) is required [Schedule A, By-law 1-88a.a.]	To permit a minimum interior side yard setback of 0.6 metres to the proposed Accessory Structure (Gazebo).

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:
Mazhar Raja

Persons Before the Committee:

The following persons appeared before the Committee of Adjustment in connection with Minor Variance Application A078/22:

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.
Mazhar Raja	Applicant Representation		Summary of Application

The following points of clarification were requested by the Committee:

Committee Member:	Addressed to:	Point of Clarification:
Member A. Antinucci	Applicant Representation	Requested clarification on when the gazebo was built.

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. A078/22 for 126 Cook's Mill Crescent, Maple 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: Chair A. Perrella

ITEM: 6.8	FILE NO.: A079/22 PROPERTY: 226 MONTE CARLO DRIVE, WOODBRIDGE
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File Manager: Lenore Providence, Administrative Coordinator

Adjournment History: None

Address: 226 Monte Carlo Drive, Woodbridge

Applicant: Jyoti Aggarwal

Agent: Bhashkar Joshi

Purpose: Relief from the Zoning By-law is being requested to permit the existing deck and stairs in the rear yard, A/C unit in the northerly side yard and hard landscaping (walkway) in the southerly side yard. The existing stairs in the rear yard are used to facilitate access to a secondary suite.

The subject lands are zoned R3A(EN) – Third density residential zone (Established Neighbourhood) and subject to the provisions of Exception 14.663 under Zoning By-law 001-2021, as amended.

#	Zoning By-law 001-2021	Variance requested
1	Hard Landscaping is permitted to encroach up to 0.60m from any lot line. Section 4.13, Table 4.1	To permit the hard landscaping to encroach up to the interior lot line 0.0m.
2	Open, unenclosed access stairs are permitted to encroach 1.8m into the rear yard setback. Section 4.13, Table 4.1	To permit the access stairs to encroach 2.7m into the required rear yard setback.
3	The deck is permitted to encroach 2.4m into the rear yard setback. Section 4.13, Table 4.1	To permit the deck to encroach 3.34m into the rear yard setback.
4	The wall mounted A/C unit is permitted to encroach 0.60m into the minimum required yard.	To permit the A/C unit to encroach 0.81m into the required yard.

The subject lands are zoned RV3 –Residential Urban Village Zone Three and subject to the provisions of Exception 9(988) under Zoning By-law 1-88, as amended.

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: Zoning Comments Date Received: May 12, 2022

Applicant Representation at Hearing:

Bhashkar Joshi

Persons Before the Committee:

The following persons appeared before the Committee of Adjustment in connection with Minor Variance Application A079/22:

Committee of Adjustment Hearing

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.
Bhashkar Joshi	Applicant Representation		Summary of Application Addressed neighbour concerns.
Werasingum Chaseendran	Public	59 Giovanni Way	Opposed to Application Concerns Raised: ▪ Impact of hard landscaping

The following points of clarification were requested by the Committee:

Committee Member:	Addressed to:	Point of Clarification:
Member H. Zheng	Secretary Treasurer	Requested clarification on previous approvals for reduced landscaping under 001-2021.

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. A079/22 for 226 Monte Carlo Drive, 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: Chair A. Perrella

ITEM: 6.9	FILE NO.: A089/22 PROPERTY: 147 KLEIN MILLS ROAD, KLEINBURG
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File Manager: Lenore Providence, Administrative Coordinator

Adjournment History: None

Address: 147 Klein Mills Road, Kleinburg

Applicant: City of Vaughan-Parks Devel. Dept (Walter Fischer)

Agent: Cosburn Nauboris Ltd. (Duncan Prescott)

Purpose: Relief from the Zoning By-law is being requested to permit a proposed shade shelter/gazebo within the municipal park.

The subject lands are zoned OS1, Public Open Space Zone and subject to the provisions under Zoning By-law 001-2021, as amended.

#	Zoning By-law 01-2021	Variance requested
1	A minimum rear yard setback of 15.0 metres is required to the accessory structure.	A minimum rear yard setback of 11.85 metres is proposed to the accessory structure.

The subject lands are zoned OS2, Open Space Park Zone and subject to the provisions under Zoning By-law 1-88, as amended.

#	Zoning By-law 1-88	Variance requested
2	A minimum rear yard setback of 15.0 metres is required to the accessory structure.	A minimum rear yard setback of 11.85 metres is proposed to the accessory structure.

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:
Duncan Prescott

Persons Before the Committee:

The following persons appeared before the Committee of Adjustment in connection with Minor Variance Application A089/22:

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.
Duncan Prescott	Applicant Representation		Summary of Application

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

Committee of Adjustment Hearing

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. A089/22 for 147 Klein Mills Road, 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: Chair A. Perrella

ITEM: 6.10	FILE NO.: A092/22 PROPERTY: 31 DALEVIEW COURT, KLEINBURG
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File Manager: Adriana MacPherson, Administrative Coordinator

Adjournment History: None

Address: 31 Daleview Court, Kleinburg

Applicant: Fabio and Josie Alvani

Agent: Bancheri Bros (Andrew Solari)

Purpose: Relief from the Zoning By-law is being requested to permit a proposed swimming pool and pool equipment.

The subject lands are zoned R1B(EN) Residential 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 encroachment of 1.5 metres is permitted into the required rear yard of 12.0 metres for the pool equipment. 4.13, Table 4-1	To permit a maximum encroachment of 5.9 metres into the required rear yard of 12.0 metres for the pool equipment.
2	An outdoor swimming pool shall only be permitted in the rear yard of a lot. S.4.21.2	To permit the outdoor swimming pool to be located in the interior side yard.

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

	Zoning By-law 1-88	Variance requested
3	A private swimming pool shall be only constructed in the rear yard. S.3.14(i)	To permit the private swimming pool to be located in the interior side 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:

Andrew Solari

Persons Before the Committee:

The following persons appeared before the Committee of Adjustment in connection with Minor Variance Application A092/22:

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.
Andrew Solari	Applicant Representation		Summary of Application

Committee of Adjustment Hearing

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. A092/22 for 31 Daleview Court, 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
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 Planning Joshua.cipolletta@vaughan.ca	The applicant/owner shall supply an Arborist Report, which shall be approved to the satisfaction of the Development Planning Department.
2	Parks, Forestry and Horticulture Operations zachary.quizzetti@vaughan.ca	Applicant/owner shall supply an Arborist Report and obtain a Private Property Tree Removal & Protection permit through the forestry division.

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: Chair A. Perrella

ITEM: A102/22	FILE NO.: A102/22
PROPERTY: 66 ROCKVIEW GARDENS, CONCORD	

File Manager: Christine Vigneault, Administrative Coordinator

Adjournment History: None

Address: 66 Rockview Gardens, Concord

Applicant: Saba Hasan Imran Hanif

Agent: Nafiseh Zangiabadi

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

The subject lands are zoned R1E(EN) – First Density Residential Zone (Established Neighbourhood) under Zoning By-law 001-2021, as amended.

#	Zoning By-law 01-2021	Variance requested
1	A retaining wall shall be setback an equal distance to the height of the highest portion of the retaining wall. [4.13, Table 4-1]]	To permit the retaining wall forming the window well of the egress window in the east side yard to be setback 0.97 metres from the east interior side lot line where a setback of 1.22 metres is required.
2	For any proposed or new replacement dwelling that exceeds the existing height, and is greater than 9.5 m in height, the minimum interior side yard shall be 2.02 metres on the west side, and 4.8 metres on the east side. [4.5 2]	To permit a minimum interior side yard of 1.82 metres on the west side, and 1.83 metres on the east side.
3	The maximum permitted Lot Coverage is 20%. [7.2.2, Table 7-3]	To permit a maximum Lot Coverage of 22.61%.
4	Eaves, eavestroughs, and gutters are permitted to encroach into a required yard a maximum of 0.5 metres. [4.13, Table 4-1]	To permit eaves, eavestroughs, and gutters to encroach 0.71 metres into a required yard.
5	The maximum permitted height is 8.5 metres. [4.5 1]	To permit a maximum height of 9.68 metres.

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

#	Zoning By-law 1-88	Variance requested
6	A retaining wall which exceeds one (1) metre in height must be set back from the nearest property line a distance equal to its height [4.1.1 j]]	To permit the retaining wall forming the window well of the egress window in the east side yard to be setback 0.97 metres from the east interior side lot line where a setback of 1.22 metres is required.
7	The maximum permitted Lot Coverage is 20%. [4.1.9, Schedule A]	To permit a maximum Lot Coverage of 21.19%.
8	The maximum permitted building height is 9.5 metres. [4.1.9, Schedule A]	To permit a maximum building height of 9.68 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:
Nafiseh Zangiabadi

Persons Before the Committee:

The following persons appeared before the Committee of Adjustment in connection with Minor Variance Application A102/22:

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.
Nafiseh Zangiabadi	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. A102/22 for 66 Rockview Gardens, Concord 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 Planning Michelle.perrone@vaughan.ca	<ol style="list-style-type: none"> 1. That all directional elevations be included as part of the submission. 2. That the arborist report includes the recommendation/action for each tree including those that are identified as exempt. 3. That a written consent letter from neighbouring property owners be submitted for trees that are within the neighboring property and might endure some level of injury and that appear to be straddling along the common boundary line and are tagged for removal. 4. That a cash in lieu contribution for the remainder of the trees 29x\$550 would be required, if replanting on site is not possible.
2	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.

Committee of Adjustment Hearing

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: Chair A. Perrella

Other Business

None

Motion to Adjourn

Moved By: Member A. Antinucci

Seconded By: Member H. Zheng

THAT the meeting of Committee of Adjustment be adjourned at 7:15 p.m., and the next regular meeting will be held on May 26, 2022.

Motion Carried

**May 5, 2022 and May 12, 2022 Meeting Minutes to be approved at the May 26, 2022
Committee of Adjustment Hearing.**

Chair:

Secretary Treasurer: