

	<b>Committee of Adjustment Minutes</b> Hearing Date: May 26, 2022 Time: 6:00 p.m. *To obtain the audio/video recording of the minutes please email <a href="mailto:cofa@vaughan.ca">cofa@vaughan.ca</a> . In the event of technical difficulties an audio/video recording may not be available.
<b>DRAFT</b>	
<b>Committee Member &amp; Staff Attendance</b>	
Committee Members:	Assunta (Sue) Perrella (Chair) Stephen Kerwin (Vice-Chair) Adolfo Antinucci Robert Buckler Hao (Charlie) Zheng
Secretary Treasurer: Administrative Coordinator in Attendance: Administrative Coordinator in Attendance: Administrative Coordinator in Attendance: Zoning Staff in Attendance:: Planning Staff in Attendance::	Christine Vigneault Lenore Providence Pravina Attwala Adriana MacPherson Christian Tinney Joshua Cipolletta
Members / Staff Absent:	None

**Disclosure of Pecuniary Interest**

Member	Nature of Interest
N/A	N/A

**Adoption of May 5, 2022 and May 12, 2022 Minutes**

Required Amendment	Page Number
N/A	N/A

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

THAT the minutes of the Committee of Adjustment Meeting of Thursday, May 5, 2022 and May 12, 2022, be adopted as circulated.

**Motion Carried.**

Member R. Buckler was absent from the May 5, 2022 meeting and did not take part in the vote regarding the adoption of the May 5, 2022 minutes.

Chair S. Perrella. Buckler was absent from the May 12, 2022 meeting and did not take part in the vote regarding the adoption of the May 12, 2022 minutes.

**Adjournments / Deferrals from the May 26, 2022 Hearing:**

Item Number	Application Number/Address	Adjournment Date	Reason for Adjournment
6.12	A093/22 4 Whitetail Court, Woodbridge	Adjourned to July 7, 2022, or sooner	To permit time to confirm required variances and to address Planning comments.
6.17	A100/22 99 Vaughan Boulevard, Thornhill	Adjourned to June 16, 2022	To accommodate statutory public notice.
6.25	A123/22 120 Milani Boulevard, Woodbridge	Adjourned to June 16, 2022	To accommodate statutory public notice.

ITEM: 6.1	FILE NO.: A256/21 PROPERTY: 1136 TESTON ROAD, VAUGHAN
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File Manager: Pravina Attwala, Administrative Coordinator

Adjournment History: None

Address: 1136 Teston Road, Vaughan

Applicant: Teston Villas Inc.

Agent: Glenn Lucas

Purpose: Relief from the Zoning By-law is being requested to permit a temporary sales office to be located 225 metres from the lands to be developed.

The subject lands are zoned A, Agricultural and OS5, Open Space Environmental Protection Zone and subject to the provisions of Exception 9(1176A) under Zoning By-law 1-88, as amended.

	Zoning By-law 1-88	Variance requested
1	Temporary offices for the sale of residential units may be permitted in all zones but only on the lands subject to the development or in the immediate vicinity provided it shall not be located further away from the lands to be developed than 100 metres. (Section 3.25, By-law 1-88a.a.).	To permit a temporary sales office 225 metres from the lands to be developed.

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:  
Glenn Lucas

Persons Before the Committee:  
The following persons appeared before the Committee of Adjustment in connection with Minor Variance Application A256/21:

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.
Glenn Lucas	Applicant Representation		Summary of Application

The following points of clarification were requested by the Committee:

Participant:	Addressed to:	Point of Clarification:
Applicant Representation	Planning	In response to the applicant’s representation, Planning confirmed that the temporary use could be extended from 3 years to 5 years through the condition of approval.
Member R. Buckler & Vice Chair S. Kerwin	Secretary Treasurer	Requested clarification that after the approval expired the applicant would have to reapply.

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. A256/21for 1136 Teston Road, 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
1	Development Planning <a href="mailto:Michelle.perrone@vaughan.ca">Michelle.perrone@vaughan.ca</a>	That Minor Variance Application A256/21 to permit a temporary sales office at 1136 Teston Road, be restricted to a temporary approval of <b>5 years</b> from the date of the decision.
2	TRCA <a href="mailto:hamedeh.razavi@trca.ca">hamedeh.razavi@trca.ca</a>	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: None

ITEM: 6.2	FILE NO.: A271/21 PROPERTY: 101 PUTTING GREEN CRESCENT, KLEINBURG
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File Manager: Lenore Providence, Administrative Coordinator

Adjournment History: None

Address: 101 Putting Green Crescent, Kleinburg

Applicant: Surinder and Manju Bansal

Agent: Sol-Arch (Jonathan Benczkowski)

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

The subject lands are zoned RE(EN) – Estate Residential Zone (Established Neighbourhood) and subject to the provisions of Exception 14.33 under Zoning By-law 001-2021 as amended.

#	Zoning By-law 01-2021	Variance requested
1	A maximum building height of 8.5m is permitted.	To permit a maximum building height of 9.94m. (Dwelling)
2	A maximum building height of 3.0m is permitted for the accessory building (Cabana).	To permit a maximum building height of 6.20m for the residential accessory building (Cabana).
3	The maximum lot coverage of all accessory buildings (Cabana) shall be 67.0m². (4.1.3)	To permit a maximum lot coverage of 134.36m² for the accessory building. (Cabana).

The subject lands are zoned RR – Rural Residential under Zoning By-law 1-88, as amended.

	Zoning By-law 1-88	Variance requested
4	A maximum lot coverage of 10% is permitted. (Schedule A)	To permit a maximum lot coverage of 15.79% (+/- Dwelling 8%, Cabana 2.91%, Covered Porches 2.583%, Garage 2.29%)
5	A maximum building height of 9.5m is permitted. (Schedule A)	To permit a maximum building height of 9.94m.
6	A minimum rear yard setback of 15.0m is required for the accessory building (Cabana).	To permit a minimum rear yard setback of 3.5m for the accessory building (Cabana).
7	A maximum building height of 4.5m is permitted. (4.1.1.b)	To permit a maximum height of 6.79m for the accessory building (Cabana).
8	The maximum lot coverage of all accessory buildings (Cabana) shall be 67.0m². (4.1.1.a)	To permit a maximum lot coverage of 118.33m² for the accessory building. (Cabana).
9	The nearest part of the roof shall not be more than 3.0m above finished grade. (4.1.1.b)	To permit a maximum of 3.35m for the nearest part of the roof above finished grade.

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:  
Jonathan Benczkowski - Sol-Arch

Persons Before the Committee:

The following persons appeared before the Committee of Adjustment in connection with Minor Variance Application A271/21:

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.
Jonathan Benczkowski	Applicant Representation		Summary of Application Addressed neighbours concerns by removing windows facing their property
Albert LaRocca	Public	85 Putting Green Crescent	Advised that concerns addressed by the applicant through the submission of revised elevation plan removing windows from rear of cabana.

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

Committee Member:	Addressed to:	Point of Clarification:
None		

Moved By: Member H. Zheng  
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. A271/21for 101 Putting Green Crescent, Kleinburg be **APPROVED, as amended** in accordance with the drawings and plans submitted with the application and subject to the following conditions:

#	DEPARTMENT / AGENCY	CONDITION(S) DESCRIPTION
1	Development Planning <a href="mailto:joshua.cipolletta@vaughan.ca">joshua.cipolletta@vaughan.ca</a>	That the final Arborist Report and Tree Preservation Plan be approved to the satisfaction of the Development Planning Department.
2	Development Engineering <a href="mailto:farzana.khan@vaughan.ca">farzana.khan@vaughan.ca</a>	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 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 15.79% in order to mitigate potential impacts on the municipal storm water system.

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: None

<b>ITEM: 6.3</b>	<b>FILE NO.: A026/22</b> <b>PROPERTY: 24 MARY NATASHA COURT, KLEINBURG</b>
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File Manager: Pravina Attwala, Administrative Coordinator

Adjournment History: May 5, 2022, to permit time to address staff comments.

Address: 24 Mary Natasha Ct. Kleinburg

Applicant: Arif & Amela Rashid

Agent: J-R Home Designer Inc. (John Ramirez)

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

The subject lands are zoned R1A– First Density Residential Zone and subject to the provisions of Exception 14.1009 under Zoning By-law 001-2021.

#	Zoning By-law 001-2021	Variance requested
1	The minimum required rear yard setback for the residential accessory structure is 2.4m Section 4.1.2 1b.	The permit a rear yard setback of 1.48m to the residential accessory structure.
2	The minimum required interior side yard setback for the residential accessory structure is 2.4m. Section 4.1.2 1b.	To permit a minimum interior side yard setback for the residential accessory structure of 0.76m.
3	The maximum permitted lot coverage is 40%. Section 7.2.2 Table 7-3	To permit a lot coverage of 40.93%. (35.62% dwelling; 5.31% cabana)
4	The maximum building height for the residential accessory structure is 3.0m. Section 4.1.4 1	To permit a maximum building height of 3.81m for the residential accessory structure.
5	The maximum permitted encroachment into the required rear yard setback of 7.5m is 1.5m. for the pool equipment. Section 4.13 table 4-1	To permit a maximum encroachment of 6.93m into the required rear yard setback of 7.5m for pool equipment.

The subject lands are zoned R1– Rural Residential and subject to the provisions of Exception 9(1378) under Zoning By-law 1-88, as amended.

	Zoning By-law 1-88	Variance requested
6	The minimum required rear yard setback for the accessory structure is 7.5m. Schedule A	To permit a rear yard setback for the accessory structure of 1.48m.
7	The minimum required interior side yard setback for the accessory structure is 1.2m Exception 1378	To permit a minimum interior side yard setback for the accessory structure of 0.76m.
8	The maximum permitted lot coverage is 35%. Schedule A	To permit a maximum lot coverage of 36.31%. (31.98% dwelling; 4.33% cabana)
9	The maximum height to the nearest part of the roof to finished ground level is 3.0m. Section 4.1.1 b)	To permit a maximum height of 3.50m to the nearest part of the roof from finished ground level.
10	The maximum permitted encroachment into the required rear yard setback of 7.5m is 1.5m. for the pool equipment. Section 3.14 h ii)	To permit a maximum encroachment of 6.93m into the required rear yard setback of 7.5m for 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:**  
John Ramirez

**Persons Before the Committee:**  
The following persons appeared before the Committee of Adjustment in connection with Minor Variance Application A026/22:

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.
John Ramirez	Applicant Representation		Summary of Application

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

Moved By: Member A. Antinucci  
Seconded By: Member R. Buckler

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. A026/22 for 24 Mary Natasha Ct. 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
1	Development Engineering <a href="mailto:farzana.khan@vaughan.ca">farzana.khan@vaughan.ca</a>	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 the grading permit link provided above to learn how to apply for lot grading and/or servicing approval. 2. Staff have confirmed that the property is located within an unassumed subdivision. The Owner/applicant shall provide satisfactory notification to the developer/builder and approval (Letter or email) of the minor variance and proposed work to the property in question and provide a copy of the notification and approval to the City's Development Engineering Department.

**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: None

ITEM: 6.4	FILE NO.: A029/22 PROPERTY: 76 KILORAN AVENUE, WOODBRIDGE
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File Manager: Pravina Attwala, Administrative Coordinator

Adjournment History: None

Address: 76 Kiloran Ave. Woodbridge

Applicant: Guiseppe & Sara Ann Macri

Agent: J-R Home Designer Inc. (John Ramirez)

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

The subject lands are zoned R1B(EN) – Residential Zone (Established Neighbourhood) and subject to the provisions of Exception 14.67 under Zoning By-law 01-2021.

#	Zoning By-law 01-2021	Variance requested
1	A maximum lot coverage of 20% is permitted. Exception 14.67	To permit a maximum lot coverage of 29.98%. (23.70% dwelling; 0.78% shed; 5.49% cabana)
2	In any Residential Zone, the maximum height of a residential accessory building shall be 3.0 metres. Section 4.1.3	To permit a maximum height of 3.71 metres for a residential accessory building (Cabana).
3	A minimum interior side yard setback of 1.5 metres is required.	To permit a minimum interior side yard setback of 0.6 metres to an accessory building (shed).

The subject lands are zoned R1 – Residential Zone and subject to the provisions of Exception 9(145) under Zoning By-law 1-88, as amended.

	Zoning By-law 1-88	Variance requested
4	A maximum lot coverage of 20% is permitted. Exception 9(145)	To permit a maximum lot coverage of 25.01%. (19.82% dwelling; 0.58% porch; 0.78% shed; 4.59% cabana)

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:  
John Ramirez

Persons Before the Committee:  
The following persons appeared before the Committee of Adjustment in connection with Minor Variance Application A029/22:

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



Name	Position/Title	Address (Public)	Nature of Submission
			recommended conditions of approval.
John Ramirez	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. A029/22 for 76 Kiloran Ave. 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
1	Development Engineering <a href="mailto:farzana.khan@vaughan.ca">farzana.khan@vaughan.ca</a>	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 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 20% to 31.72% in order to mitigate potential impacts on the municipal storm water system.
2	Parks, Forestry and Horticulture Operations <a href="mailto:zachary.quizzetti@vaughan.ca">zachary.quizzetti@vaughan.ca</a>	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: None

<b>ITEM: 6.5</b>	<b>FILE NO.: A030/22</b> <b>PROPERTY: 30 MARY NATASHA COURT, KLEINBURG</b>
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File Manager: Pravina Attwala, Administrative Coordinator

Adjournment History: None

Address: 30 Mary Natasha Ct. Kleinburg

Applicant: Rajeshkumar & Jignasa Patel

Agent: J-R Home Designer Inc. (John Ramirez)

Purpose: Relief from the Zoning By-law is being requested to permit the construction of a proposed cabana and installation of a pool and related equipment to be located in the rear yard.

**The subject lands are zoned R1A First Density Residential Zone and subject to the provisions of Exception 14.1009 under Zoning By-law 01-2021.**

#	Zoning By-law 01-2021	Variance requested
1	A minimum rear yard of 2.4 metres is required to the accessory building (cabana). S.4.1.2	To permit a minimum rear yard of 0.94 metres to the accessory building (cabana).
2	A minimum interior side yard of 2.4 metres is required to the accessory building (cabana). S.4.1.2	To permit a minimum interior side yard of 0.76m metres to the accessory building (cabana).
3	A maximum building height of 3.0 metres is permitted for the accessory building (cabana). S.4.1.4	To permit a maximum building height of 3.81 metres for the accessory building (cabana).
4	Where the rear yard is over 135m2, that portion over 135m2, 60% shall be composed of soft landscaping. 4.19.1	To permit a minimum rear yard soft landscaping of 39% for that portion of the rear yard over 135m2.
5	The maximum permitted lot coverage is 40% of the lot area. Sect. 7.2.2 Table7-3	To permit a maximum lot coverage of 40.59 % (36.90% dwelling; 3.69% cabana)

**The subject lands are zoned R1 Residential Zone One and subject to the provisions of Exception 9(1378) under Zoning By-law 1-88, as amended.**

	Zoning By-law 1-88	Variance requested
6	A minimum rear yard of 7.5 metres is required to the accessory building (cabana). Schedule A.	To permit a minimum rear yard setback of 0.94 metres to the accessory building (cabana).
7	A maximum lot coverage of 35% is permitted. Schedule A	To permit a maximum lot coverage of 35.58% (32.69% dwelling; 2.89% cabana)
8	Where the rear yard is over 135m2, that portion over 135m2, 60% shall be composed of soft landscaping. S.4.1.2	To permit a minimum rear yard soft landscaping of 39% for that portion of the rear yard over 135m2.
9	The minimum required interior side yard is 0.60m for the ground mounted pool equipment. Section 3.14 h) 1)	To permit a minimum interior side yard of 0.32m for ground mounted pool equipment.
10	The maximum height to the nearest part of the roof to finished ground level is 3.0m. Sect. 4.1.1 b)	To permit a maximum height of 3.50m to the nearest part of the roof from finished ground level

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:**  
John Ramirez

**Persons Before the Committee:**  
The following persons appeared before the Committee of Adjustment in connection with Minor Variance Application A030/22:

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.
John Ramirez	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. A030/22 for 30 Mary Natasha Ct. 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
1	Development Engineering <a href="mailto:farzana.khan@vaughan.ca">farzana.khan@vaughan.ca</a>	<div>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 <a href="mailto:DEPermits@vaughan.ca">DEPermits@vaughan.ca</a> or visit the grading permit link provided above to learn how to apply for lot grading and/or servicing approval.</div> <div>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 deceased soft landscaping from 60% to 39% in order to mitigate potential impacts on the municipal storm water system. The owner/applicant also need to install weeping tiles to the north side of the property line, near the pool equipment pad to facilitate drainage.</div> <div>3. Staff have confirmed that the property is located within an unassumed subdivision. The Owner/applicant shall provide satisfactory notification to the developer/builder about the proposed work to the subject property and provide a copy of the acknowledgement letter/email from the developer/builder to the City's Development Engineering Department.</div>

**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: None

<b>ITEM: 6.6</b>	<b>FILE NO.: A080/22</b> <b>PROPERTY: 732 WOODLAND ACRES CRESCENT, MAPLE</b>
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File Manager: Adriana MacPherson, Administrative Coordinator

Adjournment History: None

Address: 732 Woodland Acres Cr. Maple

Applicant: Anna Tsvetkov (Alexei Tsvetkov)

Agent: Sandra Gava

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

**The subject lands are zoned RE(EN) – Estate Residential Zone (Established Neighbourhood) and subject to the provisions of Exception 14.615 under Zoning By-law 001-2021, as amended.**

<b>Zoning By-law 001-2021</b>		<b>Variance requested</b>
1	The maximum lot coverage of all accessory buildings and residential accessory structures shall be 10% or 67.0 m2, whichever is less. (Section 4.1.3)	To permit a maximum residential accessory building (Cabana) of 121.24 m2 in size.
2	The maximum permitted height of a residential accessory building is 3.0 metres. (Section 4.1.4)	To permit a maximum height of 5.15 metres for a residential accessory building (Cabana).

**The subject lands are zoned RR – Rural Residential and subject to the provisions of Exception 9(935) under Zoning By-law 1-88, as amended.**

<b>Zoning By-law 1-88</b>		<b>Variance requested</b>
3	The maximum lot coverage of all accessory buildings and residential accessory structures shall be 10% or 67.0 m2, whichever is less. (Section 4.1.1 a))	To permit a maximum residential accessory building (Cabana) of 106.96 m2 in size.
4	The maximum permitted height of any accessory building or structure measured from the average finished ground level to the highest point of the said building or structure is 4.5 metres. (Section 4.1.1 b))	To permit a maximum height of 6.44 metres to the highest point of the roof for a residential accessory building (Cabana).
5	The maximum permitted height of any accessory building or structure measured from the nearest part of the roof is three (3) metres above finished grade. (Section 4.1.1 b))	To permit a maximum height of 3.66 metres to the nearest part of the roof for a residential accessory building (Cabana).

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

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

<b>Staff &amp; Agency Correspondence (Addendum)</b>
* Processed as an addendum to the Staff Report
None

**Applicant Representation at Hearing:**  
Sandra Gava

**Persons Before the Committee:**

The following persons appeared before the Committee of Adjustment in connection with Minor Variance Application A080/22:

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.
Sandra Gava	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 the height variance was required.

Moved By: Member H. Zheng  
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. A080/22 for 732 Woodland Acres Cr. Maple be **APPROVED**, in accordance with the drawings and plans submitted with the application and subject to the following conditions:

#	DEPARTMENT / AGENCY	CONDITION(S) DESCRIPTION
1	Development Engineering <a href="mailto:farzana.khan@vaughan.ca">farzana.khan@vaughan.ca</a>	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 <a href="mailto:DEPermits@vaughan.ca">DEPermits@vaughan.ca</a> 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: None



<b>ITEM: 6.7</b>	<b>FILE NO.: A084/22</b> <b>PROPERTY: 494 VAUGHAN MILLS ROAD, WOODBRIDGE</b>
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File Manager: Adriana MacPherson, Administrative Coordinator

Adjournment History: None

Address: 494 Vaughan Mills Rd. Woodbridge

Applicant: Anthony Spagnolo and Michelle Moretti

Agent: None

Purpose: Requesting variances to permit the construction of a proposed cabana.

The subject lands are zoned **R1B(EN) – First Density Residential Zone (Established Neighbourhood)** and subject to the provisions of **Exception 14.406 under Zoning By-law 001-2021, as amended.**

#	Zoning By-law 01-2021	Variance requested
1	A minimum rear yard setback of 2.4m is required for the proposed residential accessory building. [4.1.2.1.b]	To permit a minimum rear yard setback of 1.2m for the proposed residential accessory building.
2	A minimum Side yard setback of 1.8m is required for the proposed residential accessory building. [14.406]	To permit a minimum side yard setback of 1.5m for the proposed residential accessory structure.
3	A maximum building height of 3.0 m is permitted for the proposed residential accessory building. [4.1.4, 1]	To permit a maximum building height of 3.53 m for a residential accessory structure. See below for additional details.

The subject lands are zoned **R1 –Residential** and subject to the provisions of **Exception 9(665) under Zoning By-law 1-88, as amended.**

	Zoning By-law 1-88	Variance requested
4	A minimum rear yard setback of 7.5m is required for the proposed residential accessory building. [Schedule A]	To permit a minimum rear yard setback of 1.2m for the proposed residential accessory building.
5	A minimum Side yard setback of 1.8m is required for the proposed residential accessory building. [9.665]	To permit a minimum side yard setback of 1.5m for the proposed residential accessory structure.

Public Correspondence				
*Public correspondence received and considered by the Committee				
Correspondence Type	Name	Address	Date Received (mm/dd/yyyy)	Summary
Public	Corrado Balducci	488 Vaughan Mills Road	05/20/2022	In support of application.
Public	Rob Dardengo	135 Deerpase Circle	05/20/2022	In support of application.
Public	Joe & Rita Miotto	500 Vaughan Mills Road	05/20/2022	In support of application.

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:  
Michelle Moretti

**Persons Before the Committee:**

The following persons appeared before the Committee of Adjustment in connection with Minor Variance Application A084/22:

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.
Michelle Moretti	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

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. A084/22 for 494 Vaughan Mills Rd. 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
1	Development Engineering <a href="mailto:farzana.khan@vaughan.ca">farzana.khan@vaughan.ca</a>	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 <a href="mailto:DEPermits@vaughan.ca">DEPermits@vaughan.ca</a> 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: None

<b>ITEM: 6.8</b>	<b>FILE NO.: A085/22</b> <b>PROPERTY: 95 AMPEZZO AVENUE, WOODBRIDGE</b>
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File Manager: Lenore Providence, Administrative Coordinator

Adjournment History: None

Address: 95 Ampezzo Ave. Woodbridge

Applicant: Gurmit Singh and Seema Ahitan

Agent: Shrestha Engineering Inc. (Sujan Shrestha)

Purpose: Relief from the Zoning By-law is being requested to permit reduced landscaping (in the northerly side yard) and parking space length to accommodate a secondary suite.

**The subject lands are zoned R2(EN) – Second density Residential Zone (Established Neighbourhood) and subject to the provisions of Exception 14.693 under Zoning By-law 001-2021, as amended.**

#	Zoning By-law 01-2021	Variance requested
1	Hard landscaping is permitted to encroach into a minimum required yard up to 0.6 metres from the interior side lot line. [Table 4-1]	To permit hard landscaping to encroach into the minimum required interior side yard up to 0.03 metres from the interior side lot line.

**The subject lands are zoned RV2(WS) –Residential Urban Village Zone two and subject to the provisions of Exception 9(1024) under Zoning By-law 1-88, as amended.**

	Zoning By-law 1-88	Variance requested
2	The minimum length required for a parking space is 6.0 meters. [Definitions]	To permit a parking space in the garage with the minimum internal garage length of 5.69 meters.

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:**  
Sujan Shrestha

**Persons Before the Committee:**  
The following persons appeared before the Committee of Adjustment in connection with Minor Variance Application A085/22:

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
Sujan Shrestha	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 of available parking onsite, including number of spaces in the garage.

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. A085/22 for 95 Ampezzo Ave. 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
1	Development Engineering <a href="mailto:farzana.khan@vaughan.ca">farzana.khan@vaughan.ca</a>	The Owner shall sign a letter of undertaking stating that the proposed 1.2m pathway will be constructed using only preample paver materials, in order to retain storm water drainage within the 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: None

<b>ITEM: 6.9</b>	<b>FILE NO.: A087/22</b> <b>PROPERTY: 44 GRANGER STREET, MAPLE</b>
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File Manager: Lenore Providence, Administrative Coordinator

Adjournment History: None

Address: 44 Granger St. Maple

Applicant: Carmine and Maria Malito

Agent: None

Purpose: Relief from Zoning By-laws is being requested to permit the construction of a proposed cabana.

The subject lands are zoned **R3(EN) – Third Density Residential Zone (Established Neighbourhood)** and subject to the provisions of **Exception 14.276 under Zoning By-law 001-2021, as amended.**

#	Zoning By-law 01-2021	Variance requested
1	A minimum rear yard setback of 2.4m is required for the proposed residential accessory structure (Cabana) [4.1.2.1.b]	To permit a minimum rear yard setback of 0.67m for the proposed residential accessory building (Cabana).
2	A side yard setback of 2.4m is required for the proposed residential accessory structure (Cabana) [4.1.2.1.b]	To permit a minimum side yard setback of 0.67m for the proposed residential accessory building (Cabana).
3	A maximum lot coverage of 40% is permitted. [Schedule T-16]	To permit a maximum lot coverage of 41.48% (Dwelling 32.65%, Cabana 5.12%, Eaves (House) 3.02% and Eaves (Cabana) 0.69%)
4	A maximum building height of 3.0m is permitted. [4.1.4.1]	To permit a maximum height of 3.62m for the proposed residential accessory building.

The subject lands are zoned **R3 – Residential Zone** and subject to the provisions of **Exception 9(475) under Zoning By-law 1-88, as amended.**

	Zoning By-law 1-88	Variance requested
5	A minimum rear yard setback of 7.5m is required for the proposed residential accessory structure (Cabana). [Schedule T-16]	To permit a minimum rear yard setback of 0.67m for the proposed residential accessory building (Cabana).
6	A side yard setback of 1.2m is required for the proposed residential accessory structure (Cabana). [Schedule T-16]	To permit a minimum side yard setback of 0.67m for the proposed residential accessory building (Cabana).

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:  
Maria Malito

**Persons Before the Committee:**

The following persons appeared before the Committee of Adjustment in connection with Minor Variance Application A087/22:

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.
Maria Malito	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

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. A087/22 for 44 Granger St. Maple be **APPROVED**, in accordance with the drawings and plans submitted with the application and subject to the following conditions:

#	DEPARTMENT / AGENCY	CONDITION(S) DESCRIPTION
1	Development Engineering <a href="mailto:farzana.khan@vaughan.ca">farzana.khan@vaughan.ca</a>	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	Development Planning <a href="mailto:michelle.perrone@vaughan.ca">michelle.perrone@vaughan.ca</a>	1. That the Arborist Report be revised to identify the location of inventoried trees as per the Tree Inventory and Action Table 1 on page 4 of the report, in a map that depicts the proposed development, the required tree protection zones and the proposed hoardings. 2. That a written consent letter from neighbouring property owners be submitted if the minimum tree protection zone for the neighboring trees cannot be met.

**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: None



<b>ITEM: 6.10</b>	<b>FILE NO.: A088/22</b> <b>PROPERTY: 865 GILBRALTAR ROAD, VAUGHAN</b>
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File Manager: Lenore Providence, Administrative Coordinator

Adjournment History: None

Address: 865 Gibraltar Rd. Vaughan

Applicant: 1406979 Ontario Limited

Agent: KLM Planning Partners Inc. (Robert Lavecchia)

Purpose: Relief from Zoning By-laws is being requested to permit the construction of a proposed industrial building.

The subject lands are zoned EM1, Prestige Employment Zone and subject to the provisions of Exception 14.1119 under Zoning By-law 001-2021, as amended.

Zoning By-law 001-2021		Variance requested
**1	A minimum setback of 7.0 m from the nearest portion of a TransCanada pipeline easement as shown on Schedule B-5 shall be provided to any minimum required parking area or loading area, including any minimum required parking space, loading space, stacking space, bicycle parking space, and any associated aisle or driveway. (Provision 4.23 c.)	To permit a minimum setback of 0.0 m from the nearest portion of a TransCanada pipeline easement to a minimum required parking area and loading area and any associated aisle or driveway. <b>*Variance added by applicant</b>

The subject lands are zoned EM1, Prestige Employment Zone and subject to the provisions of Exception 9(1501) under Zoning By-law 1-88, as amended.

	Zoning By-law 1-88	Variance requested
1	A minimum parking space dimension of 2.7 metres by 6.0 metres is required. [ Section 2.0 Definitions]	To permit a minimum parking space dimension of 2.7 metres by 5.7 metres.
2	Loading and unloading shall not be permitted between a building and a street. [Section 3.9 d)]	To permit Loading and unloading between a building and a street.
3	A minimum 1.0 parking spaces per 100 sq.m of G.F.A is required for Warehousing (single use). [Section 3.8 a)]	To permit a minimum of 0.5 parking spaces per 100 sq.m of G.F.F for Warehousing (single use).
4.	A Type A and Type B, Accessible Parking shall have a minimum length of 6.0 metres. [Section 3.8 d)]	To permit a minimum length of 5.7 metres for a Type A and Type B, Accessible Parking Space.

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
TransCanada Pipeline – May 26, 2022

Applicant Representation at Hearing:  
Robert Lavecchia

**Persons Before the Committee:**

The following persons appeared before the Committee of Adjustment in connection with Minor Variance Application A088/22:

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.
Robert Lavecchia)	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 R. Buckler

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. A088/22 for 865 Gibraltar Rd. Vaughan be **APPROVED**, in accordance with the drawings and plans submitted with the application and subject to the following conditions: None

**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: None

<b>ITEM: 6.11</b>	<b>FILE NO.: A091/22</b> <b>PROPERTY: 200 CANNES AVENUE, WOODBRIDGE</b>
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File Manager: Pravina Attwala, Administrative Coordinator

Adjournment History: None

Address: 200 Cannes Ave. Woodbridge

Applicant: Rosa & Ivano Palliotto

Agent: Mesh28 Architects (Michael Guido)

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

The subject lands are zoned R2A – Second Density Residential Zone and subject to the provisions of Exception 14.1000 under Zoning By-law 001-2021, as amended.

#	Zoning By-law 01-2021	Variance requested
1	The minimum required rear yard is 2.4 metres. [4.1.2 1.b.]	To permit a minimum rear yard of 1.5 metres for the accessory building.
2	The minimum required interior side yard is 2.4 metres. [4.1.2 1.b.]	To permit a minimum interior side yard of 1.5 metres for the accessory building.
3	The maximum height of an accessory building and residential accessory structure shall be 3.0 m. [4.1.4 1]	To permit a maximum height of the accessory building to be 3.41 metres.

The subject lands are zoned RD2 – Residential Detached Zone Two and subject to the provisions of Exception 9(1370) under Zoning By-law 1-88, as amended.

	Zoning By-law 1-88	Variance requested
4	The minimum required rear yard is 7.5 metres. [4.22.3, Schedule A3]	To permit a minimum rear yard of 1.5 metres for the accessory building.

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:  
Michael Guido

Persons Before the Committee:  
The following persons appeared before the Committee of Adjustment in connection with Minor Variance Application A091/22:

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
Michael Guido	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. A091/22 for 200 Cannes Ave. 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
1	Development Engineering <a href="mailto:farzana.khan@vaughan.ca">farzana.khan@vaughan.ca</a>	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: None

<b>ITEM: 6.13</b>	<b>FILE NO.: A094/22</b> <b>PROPERTY: 22 JOHN STREET, KLEINBURG</b>
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File Manager: Adriana MacPherson, Administrative Coordinator

Adjournment History: None

Address: 22 John St. Kleinburg

Applicant: Amanda & Mark Bonitatibus

Agent: Fausto Cortese Architects Inc. (Fausto Cortese)

Purpose: Relief from the Zoning By-law is being requested to permit the construction of a pergola in the northerly side yard and to permit the existing retaining wall.

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 001-2021	Variance requested
1	The minimum required interior side yard setback for a residential accessory structure that exceeds 2.8m is 2.4m. (Section 4.1.2 1b.)	To permit a setback of 0.91m from the interior side yard for the residential accessory structure.
2	A Retaining wall which exceeds 1.0m shall be setback an equal distance to the height of the highest portion of the retaining wall. Proposed height is 1.38m. Section 4.13 Table 4-1	To permit a setback of 0.78m from the required interior side yard for the retaining wall.

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

	Zoning By-law 1-88	Variance requested
3	The minimum required interior side yard setback is 1.5m for the residential accessory structure. Schedule A	To permit an interior side yard setback of 0.91m for the residential accessory structure.
4	A Retaining wall which exceeds 1.0m shall be setback an equal distance to the height of the highest portion of the retaining wall. Proposed height is 1.38m. Section 4.1.1 j.	To permit a setback of 0.78m from the required interior side yard for the retaining wall.
5	An accessory building or structure shall be located in the rear yard. Section 4.1.1 c)	To permit the accessory structure in the 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:  
Fausto Cortese

**Persons Before the Committee:**

The following persons appeared before the Committee of Adjustment in connection with Minor Variance Application A094/22:

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: 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. A094/22 for 22 John St. 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
1	Development Engineering <a href="mailto:farzana.khan@vaughan.ca">farzana.khan@vaughan.ca</a>	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.

**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: None



<b>ITEM: 6.14</b>	<b>FILE NO.: A096/22</b> <b>PROPERTY: 350 ZENWAY BLVD &amp; 477 NEW ENTERPRISE WAY, WOODBRIDGE</b>
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File Manager: Adriana MacPherson, Administrative Coordinator

Adjournment History: None

Address: 350 Zenway Blvd & 477 Enterprise Way, Woodbridge

Applicant: Vaughan West II Limited (Sam Speranza)

Agent: KLM Planning Partners Inc. (Robert Lavecchia)

Purpose: Relief from the Zoning By-law is being requested to permit the construction of a proposed industrial building and to facilitate related Site Plan Application DA.18.077.

**The subject lands are zoned EM1 – Prestige Employment Zone and EM1(H) – Prestige Employment Zone subject to a Holding Provision, and subject to the provisions of Exception Zone 14.897 under Zoning By-law 001-2021, as amended.**

#	Zoning By-law 01-2021	Variance requested
1	The minimum width of a landscape strip along the lot line adjacent to Street “A” and Street “B” shall be 6.0 m. [14.897.2 1]	To permit the minimum width of the landscape strip adjacent to Street “B” to be 3.0 m.
2	Any part of a minimum required parking area or loading area, including any minimum required parking space, loading space, stacking space, bicycle parking space, and any associated aisle or driveway shall be located a minimum distance of 14.0 m from any lot line abutting a highway corridor. [4.8 2]	To permit a required parking area to be located a minimum distance of 3.0 m from any lot line abutting a highway corridor.
3	A minimum setback of 7.0 m from the nearest portion of a TransCanada pipeline easement as shown on Schedule B-5 shall be provided to any minimum required parking area or loading area, including any minimum required parking space, loading space, stacking space, bicycle parking space, and any associated aisle or driveway. [4.23 c.]	To permit a minimum setback of 0.0 m from the nearest portion of a TransCanada pipeline easement to a minimum required parking area and loading area.
4	The minimum length of a parking space accessed at an angle of 45-degrees shall be 6.0 m. [6.3.1, Table 6-1]	To permit a parking space accessed at an angle of 45-degrees to be 5.7 m in length.

**The subject lands are zoned EM1 – Prestige Employment Area Zone and EM1(H) – Prestige Employment Area Zone subject to a Holding Provision and are subject to the provisions of Exception 9(1255) under Zoning By-law 1-88, as amended.**

	Zoning By-law 1-88	Variance requested
5	A minimum 6 metre wide strip of land shall be provided along the lot line adjacent to Street “A” and Street “B” and shall be used for no purpose other than landscaping. [9(1255) ci)]	To permit a 3.0 metre wide strip of land used for no purpose other than landscaping abutting the lot line adjacent to Street “B”.
6	A strip of land not less than nine (9) metres in width shall be provided along a lot line of a provincial highway or an arterial road, and shall be used for no purpose other than landscaping [6.1.6 b)]	To permit a 3.0 metre wide strip of land used for no purpose other than landscaping abutting the lot line adjacent to provincial highway 427.
7	Where an Employment Area Zone abuts the boundary of lands zoned Open Space or Residential, a strip of land not less than 7.5 metres in width and inside the Employment Area Zone and abutting its boundary, shall be used for no purpose other than landscaping.[6.1.6 d)]	To permit no landscaping strip to be provided.

	Zoning By-law 1-88	Variance requested
8	The minimum required rear yard is 12.0 metres. [Schedule A]	To permit a minimum rear yard of 7.5 metres.
9	A parking space means a rectangular area measuring at least 2.7 metres by 6.0 metres. [2.0, parking space]	To permit a parking space with a minimum rectangular area measuring at least 2.7 metres by 5.7 metres.
10	An Accessible Parking Space Type A and Type B shall be a minimum of 6.0 metres in length. [3.8 d) i)]	To permit an Accessible Parking Space Type A and Type B to have a minimum length of 5.7 metres.
11	Loading and unloading shall not be permitted between a building and a street. [3.9 d)]	To permit loading between a building and a street (Highway 427).
12	A minimum 1.0 parking spaces per 100 sq.m of G.F.A is required for Warehousing (single use). [Section 3.8 a)]	To permit a parking rate of 0.5 spaces for 100 sq.m. for Warehousing (single use); *Variance added by applicant using the Zoning Acknowledgment Form

Public Correspondence				
*Public correspondence received and considered by the Committee				
Correspondence Type	Name	Address	Date Received (mm/dd/yyyy)	Summary
Public	Raj K. Saini President & CEO 1478043 Ontario Ltd	500 New Enterprise Way, Woodbridge	05/19/22	Letter of Opposition Withdrawn

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: MacNaughton Hermesen Britton Clarkson (MHBC) are the planning consultants for TransCanada PipeLines Limited (TCPL), an affiliate of TC Energy Corporation Nature of Correspondence: Letter of Support Date Received: May 17, 2022	
Department: Development Planning Nature of Correspondence: Letter of Support Date Received: May 26, 2022	
Department: Development Engineering Nature of Correspondence: Letter of Support Date Received: May 26, 2022	

**Applicant Representation at Hearing:**

Robert Lavecchia

**Persons Before the Committee:**

The following persons appeared before the Committee of Adjustment in connection with Minor Variance Application A096/22:

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.
Robert Lavecchia	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. A096/22 for 350 Zenway Blvd & 477 Enterprise Way, 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
1	Committee of Adjustment <a href="mailto:christine.vigneault@vaughan.ca">christine.vigneault@vaughan.ca</a>	That the applicant provide a solicitor's letter confirming that 350 Zenway Blvd and 477 New Enterprise Way have been consolidated as one parcel of land under common ownership.
2	Development Planning <a href="mailto:Joshua.cipolletta@vaughan.ca">Joshua.cipolletta@vaughan.ca</a>	That all comments on Site Development Application DA.18.077 be addressed to the satisfaction of MTO, TCPL, and the City.
3	Development Engineering <a href="mailto:farzana.khan@vaughan.ca">farzana.khan@vaughan.ca</a>	The Owner/applicant shall obtain approval for the related Site Development Application (DA.18.077) from the Development Engineering (DE) Department.

**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: None

<b>ITEM: 6.15</b>	<b>FILE NO.: A097/22</b> <b>PROPERTY: 87 VENETO DRIVE, WOODBRIDGE</b>
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File Manager: Adriana MacPherson, Administrative Coordinator

Adjournment History: None

Address: 87 Veneto Dr. Woodbridge

Applicant: Agnese Verrilli

Agent: Square Design Group (Anthony Bartolini)

Purpose: Relief from the By-law is being requested to permit the construction of a proposed pavilion into be located in the rear yard.

The subject lands are zoned R3(EN) under Zoning By-law 001-2021, as amended.

#	Zoning By-law 01-2021	Variance requested
1	A minimum interior side yard setback of 2.4 metres to the proposed Residential Accessory Structure is required. [Section 4.1.2, By-law 001-2021, as amended]	To permit a minimum interior side yard setback of 0.9 metres to the proposed Residential Accessory Structure.
2	A minimum rear yard setback of 2.4 metres to the proposed Residential Accessory Structure is required. [Section 4.1.2, By-law 001-2021, as amended]	To permit a minimum rear yard setback of 0.9 metres to the proposed Residential Accessory Structure.
3	A Residential Accessory Structure shall not be located closer to the exterior lot line then the principal dwelling. [Section 4.1.2, By-law 001-2021, as amended]	To permit a Residential Accessory Structure to be closer to the exterior lot line then the principal dwelling.

The subject lands are zoned R3 under Zoning By-law 1-88, as amended.

	Zoning By-law 1-88	Variance requested
4	A minimum interior side yard setback of 7.5 metres to the proposed Accessory Structure is required. [Section 4.1, By-law 1-88a.a.]	To permit a minimum interior side yard setback of 0.9 metres to the proposed Accessory Structure.
5	A minimum rear yard setback of 1.2 metres to the proposed Accessory Structure is required. [Section 4.1, By-law 1-88a.a.]	To permit a minimum rear yard setback of 0.9 metres to the proposed 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:  
Anthony Bartolini

Persons Before the Committee:  
The following persons appeared before the Committee of Adjustment in connection with Minor Variance Application A097/22:

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.
Anthony Bartolini	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. A097/22 for 87 Veneto Dr. 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
1	Development Engineering <a href="mailto:farzana.khan@vaughan.ca">farzana.khan@vaughan.ca</a>	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: None

<b>ITEM: 6.16</b>	<b>FILE NO.: A099/22</b> <b>PROPERTY: 7765 KIPLING AVENUE, WOODBRIDGE</b>
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File Manager: Pravina Attwala, Administrative Coordinator

Adjournment History: None

Address: 7765 Kipling Ave. Woodbridge

Applicant: 1131931 Ontario Limited (Vincenzo & Domenico Pasqualino)

Agent: Brutto Planning Consultant Ltd (Francesco Fiorani and Claudio Brutto)

Purpose: Relief from the Zoning By-law is being requested to permit office uses within the existing commercial building.

**The subject lands are zoned C1 – Restricted Commercial Zone, and subject to the provisions of Exception 9(355) under Zoning By-law 1-88, as amended.**

Zoning By-law 1-88		Variance requested
1	Notwithstanding the provisions of Subsection 5.2, regarding uses permitted in the C1 Restricted Commercial Zone, only the following uses are permitted on “Lot 12, Registered Plan 554, in Lot 6 Concession 7”, shown on Schedule E-368: i) Beauty Salon ii) Antique furniture store provided such use is conducted wholly within an enclosed building and no outside storage or display shall be allowed iii) Real estate office  Provided that not more than two (2) of such uses shall be maintained on the said Lot 12 at any one time. [Exception 9(355)]	To permit an Office use on the subject lands.

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:**  
Claudio Brutto

**Persons Before the Committee:**  
The following persons appeared before the Committee of Adjustment in connection with Minor Variance Application A099/22:

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.
Claudio Brutto	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. A099/22 for 7765 Kipling Ave. Woodbridge be **APPROVED**, in accordance with the drawings and plans submitted with the application and subject to the following conditions: None.

**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: None

<b>ITEM: 6.18</b>	<b>FILE NO.: A103/22</b> <b>PROPERTY: 23 CARD LUMBER CRESCENT, KLEINBURG</b>
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File Manager: Pravina Attwala, Administrative Coordinator

Adjournment History: None

Address: 23 Card Lumber Cr. Kleinburg

Applicant: Sebastiano & Rosanna DeVellis

Agent: Square Design Group (Anthony Bartolini)

Purpose: Relief from the Zoning By-law is being requested to permit the installation of a proposed swimming pool and to permit the existing shed located in the rear yard.

**The subject lands are zoned R3 – Third Density Residential Zone and subject to the provisions of Exception 14.1006 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 4.21.2]	To permit the outdoor swimming pool not entirely in the rear yard.

**The subject lands are zoned RD3 – Residential Detached Zone Three and subject to the provisions of Exception 9(1376) under Zoning By-law 1-88, as amended.**

	Zoning By-law 1-88	Variance requested
2	A private swimming pool shall be constructed only in the rear yard. [Section 4.1.1 i)]	To permit the private swimming pool not entirely in the rear yard.
3	The maximum height of the garden or storage shed shall not exceed 2.5 metres from finished grade to the highest point of the structure. [Section 4.1.1.f. iv)]	To permit the maximum building height of 2.71m measured from the finished grade to the highest point of the structure.
4	An uncovered deck and exterior stairs are permitted to encroach a maximum of 1.8 metres into the minimum required rear yard. [Section 3.14]	To permit an uncovered deck and exterior stairs to encroach into the minimum required rear yard a maximum of 3.11 m.

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
Public	Adriana Policaro	25 Card Lumber Crescent	05/24/2022	Letter of Support
Public	Elizabeth Gledhill	21 Card Lumber Crescent	05/24/2022	Letter of Support

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 A103/22:

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

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. A103/22 for 23 Card Lumber Cr. 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: None

<b>ITEM: 6.19</b>	<b>FILE NO.: A105/22</b> <b>PROPERTY: 8405 HUNTINGTON ROAD, VAUGHAN</b>
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File Manager: Adriana MacPherson, Administrative Coordinator

Adjournment History: None

Address: 8405 Huntington Rd. Vaughan

Applicant: Zzen Group

Agent: KLM Planning Partners Inc. (Robert Lavecchia)

Purpose: To permit the proposed construction of an industrial building.

The subject lands are zoned EM1 – Prestige Employment Zone and subject to the provisions of Exception 14.932 under Zoning By-law 001-2021, as amended.

The subject lands are zoned EM3 - Retail Warehouse Employment Area Zone and subject to the provisions of Exception 9(1294) under Zoning By-law 1-88, as amended.

	<b>Zoning By-law 1-88</b>	<b>Variance requested</b>
1	A parking space means a rectangular area measuring at least 2.7 metres by 6.0 metres. [2.0, parking space]	To permit a parking space with a minimum rectangular area measuring at least 2.7 metres by 5.7 metres.
2	An Accessible Parking Space Type A and Type B shall be a minimum of 6.0 metres in length. [3.8 d) i)]	To permit an Accessible Parking Space Type A and Type B to have a minimum length of 5.7 metres.

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

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

<b>Staff &amp; Agency Correspondence (Addendum)</b>	
* Processed as an addendum to the Staff Report	
Department: Planning Nature of Correspondence: Recommend Approval Date Received: May 25, 2022	
Department: Engineering Nature of Correspondence: No objection to Variance Application A105/22 Date Received: May 26, 2022	

**Applicant Representation at Hearing:**  
Robert Lavecchia

**Persons Before the Committee:**  
The following persons appeared before the Committee of Adjustment in connection with Minor Variance Application A105/22:

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

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. A105/22 for 8405 Huntington Rd. 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
1	Development Engineering <a href="mailto:farzana.khan@vaughan.ca">farzana.khan@vaughan.ca</a>	The Owner/applicant shall provide 3 short-term bicycle parking spaces (i.e. bike racks) near the office's main entrance.

**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: None

<b>ITEM: 6.20</b>	<b>FILE NO.: A106/22</b> <b>PROPERTY: 106 WILDHAVEN CRESCENT, MAPLE</b>
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File Manager: Pravina Attwala, Administrative Coordinator

Adjournment History: None

Address: 106 Wildhaven Cr. Maple

Applicant: Elizabeth & Emil Pironkov

Agent: Rocco D'Angelo

Purpose: Relief from the Zoning By-law is being requested to permit the construction of a proposed inground swimming pool, cabana/pavilion, and wood deck (with platforms) to be located in the rear yard. Relief is also being requested to permit the existing shed lo

The subject lands are zoned **R3(EN) – Third Density Residential Zone (Established Neighbourhood)** and subject to the provisions of **Exception 14.532 under Zoning By-law 001-2021, as amended.**

#	Zoning By-law 001-2021	Variance requested
1	An accessory building or residential accessory structure shall not be located closer to an exterior side lot line than the principal building on the lot. (Section 4.1.2, 1, c.)	To permit an accessory building to be closer to an exterior side line than the principle building on the lot. (Shed)
2	The minimum exterior side yard setback required is 4.5 metres.(Section 4.1.2, 1, a) & Schedule T-92)	To permit an exterior side yard setback of 0.63 metres to accessory building (Shed).
3	The minimum interior side yard setback required is 1.2 metres. (Section 4.1.2, 1, a) & Schedule T-92)	To permit a minimum interior side yard setback of 0.61 metres to an accessory structure (Cabana).
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 a swimming pool to be located closer to an exterior side lot line than the dwelling.
5	The maximum rear yard encroachment permitted to an uncovered platform with a floor height of 1.2 metres or less is 2.4 metres. (Table 4-1)	To permit a maximum rear yard encroachment of 8.68 metres to an uncovered platform.
6.	The maximum exterior side yard encroachment permitted to an uncovered platform with a floor height of 1.2 metres or less is 2.4 metres. (Table 4-1)	To permit a maximum exterior yard encroachment of 4.19 metres to an uncovered platform. (Platform # 1)
7	The maximum exterior side yard encroachment permitted to an uncovered platform with a floor height of 1.2 metres or less is 2.4 metres. (Table 4-1)	To permit a maximum exterior yard encroachment of 4.15 metres to an uncovered platform. (Platform # 2)

The subject lands are zoned **R3 – Residential Zone** and subject to the provisions of **Exception 9(840) under Zoning By-law 1-88, as amended.**

	Zoning By-law 1-88	Variance requested
8	A garden or storage shed shall be located in the rear yard. (Section 4.1.1, f), i))	To permit a garden or storage shed in the exterior side yard.
9	The minimum rear yard setback required is 9.0 metres. (Section 4.1.1, c) & Schedule T-92)	To permit a minimum rear yard setback of 0.61 metres to an accessory building (Cabana).
10	The minimum interior side yard setback required is 1.2 metres. (Section 4.1.1, c) & Schedule T-92)	To permit a minimum interior side yard setback of 0.61 metres to an accessory structure (Cabana).

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:**  
Rocco D'Angelo

**Persons Before the Committee:**  
The following persons appeared before the Committee of Adjustment in connection with Minor Variance Application A106/22:

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.
Rocco D'Angelo	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. A106/22 for 106 Wildhaven Cr. Maple be **APPROVED**, in accordance with the drawings and plans submitted with the application and subject to the following conditions:

#	DEPARTMENT / AGENCY	CONDITION(S) DESCRIPTION
1	Development Engineering <a href="mailto:farzana.khan@vaughan.ca">farzana.khan@vaughan.ca</a>	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 <a href="mailto:DEPermits@vaughan.ca">DEPermits@vaughan.ca</a> 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: None



<b>ITEM:</b>	<b>FILE NO.: A107/22</b> <b>PROPERTY: 4020 MAJOR MACKENZIE DRIVE, VAUGHAN</b>
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File Manager: Lenore Providence, Administrative Coordinator

Adjournment History: None

Address: 4020 Major Mackenzie Dr. Vaughan

Applicant: York Region District School Board (Jennifer Lang)

Agent: Saccoccio Wepler Architects Inc. (Shannon Martin, Dana Saccoccio, Paul Wepler)

Purpose: Relief from the Zoning By-law is being requested to permit the installation of four (4) additional portable classrooms to support the existing secondary school.

The subject lands are zoned I1, General Institutional Zone and subject to the provisions of Exception 14.52 under Zoning By-law 001-2021, as amended.

#	Zoning By-law 01-2021	Variance requested
1	No variances required.	None required.

The subject lands are zoned A, Agricultural and subject to the provisions of Exception 9(1172) and 9(115) under Zoning By-law 1-88, as amended.

	Zoning By-law 1-88	Variance requested
2	A minimum of 308 parking spaces are required on the subject lands. [3.8 a]	To permit a minimum of 284 parking spaces on the subject lands.

Public Correspondence				
*Public correspondence received and considered by the Committee				
Correspondence Type	Name	Address	Date Received (mm/dd/yyyy)	Summary
Public	M. Gumus	88 Hatton Garden Road	05/25/2022	Letter of Opposition
Public	A. Oh	Hatton Garden Road	05/24/2022	Letter of Opposition
Public	J. Sieng	Hatton Garden Road	05/24/2022	Letter of Opposition
Public	M. Ou	Hatton Garden Road	05/24/2022	Letter of Opposition
Public	T. Medina	40 Millwood Pkwy.	05/20/2022	Letter of Opposition
Public	R. Oppilamany	102 Hatton Garden Road	05/25/2022	Letter of Opposition
Public	H. Jung	84 Hatton Garden Road	05/25/2022	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
Public	C. C. Ha	110 Hatton Garden Road	05/26/2022	Letter of Opposition

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

Applicant Representation at Hearing:  
Paul Wepler

Persons Before the Committee:  
The following persons appeared before the Committee of Adjustment in connection with Minor Variance Application A107/22:

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.
Paul Weppler	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 requirements for additional portables and how capacity is determined.
Member R. Buckler	Applicant Representation	Requested clarification on if all portables are required currently.

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. A107/22 for 4020 Major Mackenzie Dr. Vaughan be **APPROVED**, in accordance with the drawings and plans submitted with the application and subject to the following conditions: None.

**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: None

ITEM: 6.22	FILE NO.: A108/22 PROPERTY: 555 AUTUMN HILL BLVD, THORNHILL
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File Manager: Lenore Providence, Administrative Coordinator

Adjournment History: None

Address: 555 Autumn Hill Blvd. Thornhill

Applicant: York Region District School Board (Jennifer Lang)

Agent: Saccoccio Wepler Architects Inc. (Shannon Martin, Dana Saccoccio, Paul Wepler)

Purpose: Relief from the Zoning By-law is being requested to permit the installation of three (3) additional portable classrooms to support the existing secondary school.

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

#	Zoning By-law 1-88	Variance requested
1	A minimum of 300 parking spaces are required. [Section 3.8, By-law 1-88a.a.]	To permit a minimum of 272 parking spaces.

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:  
Paul Wepler

Persons Before the Committee:  
The following persons appeared before the Committee of Adjustment in connection with Minor Variance Application A108/22:

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.
Paul Wepler	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

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. A108/22 for 555 Autumn Hill Blvd. Thornhill 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: None

ITEM: 6.23	FILE NO.: A111/22 PROPERTY: 15 WINDROSE COURT, WOODBRIDGE
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File Manager: Adriana MacPherson, Administrative Coordinator

Adjournment History: None

Address: 15 Windrose Ct. Woodbridge

Applicant: Vince and Josie Abate

Agent: Anthony Abate

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

The subject lands are zoned R1A(EN) Residential under Zoning By-law 0001-2021 as amended.

#	Zoning By-law 01-2021	Variance requested
1	A minimum rear yard of 2.4 metres is required to the accessory building which exceeds 2.8 metres in height. S.4.1.2	To permit a minimum rear yard of 2.16 metres to the accessory building.
2	A maximum of encroachment of 1.5 metres is permitted into the required rear yard for the pool equipment. Table 4-1	To permit a maximum encroachment of 6.9 metres into the required rear yard for the pool equipment.
3	A minimum interior side yard of 2.4 metres is required to the accessory building which exceeds 2.8 metres in height. S.4.1.2	To permit a minimum interior side yard of 0.6 metres to the accessory building.
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 3.1 metres for the accessory building.
5	A maximum lot coverage of 40% is permitted for all buildings and covered structures. Table 7-3	To permit a maximum lot coverage of 45% for all buildings and covered structures.
6	A maximum permitted encroachment for eaves and gutters is 0.50 metres into a minimum required yard. Table 7-3	To permit a maximum encroachment for eaves and gutters of 0.61% into the required.

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

	Zoning By-law 1-88	Variance requested
7	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 2.16 metres to the accessory building.
8	A maximum of 1.5 metres is permitted to encroach into the required rear yard for the pool equipment. Section 3.14 h)	To permit a maximum encroachment of 6.9 metres into the required rear yard for the pool equipment.
9	A minimum interior side yard of 1.5 metres is required to the accessory building. S.4.1.1	To permit a minimum interior side yard of 0.6 metres to the accessory building.
10	A maximum lot coverage of 35% is permitted for all buildings and covered structures. Schedule A	To permit a maximum lot coverage of 44.17% for all buildings and covered structures.
11	A maximum permitted encroachment for eaves and gutters is 0.50 metres into a minimum required yard. Schedule A	To permit a maximum encroachment for eaves and gutters of 0.61m into the required 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
Public	Peter and Sandra Chaves	10 Lipa Drive	05/25/2022	Letter of Support
Public	Teresa and Peter Lancia	176 Village Green Drive	05/20/2022	Letter of Objection

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

**Applicant Representation at Hearing:**  
Anthony Abate

**Persons Before the Committee:**  
The following persons appeared before the Committee of Adjustment in connection with Minor Variance Application A111/22:

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 Abate	Applicant Representation		Summary of Application

The following points of clarification were requested by the Committee:

Committee Member:	Addressed to:	Point of Clarification:
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. A111/22 for 15 Windrose Ct. 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
1	Development Engineering <a href="mailto:farzana.khan@vaughan.ca">farzana.khan@vaughan.ca</a>	<p>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 <a href="mailto:DEPermits@vaughan.ca">DEPermits@vaughan.ca</a> or visit the grading permit link provided above 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</p>

#	DEPARTMENT / AGENCY	CONDITION(S) DESCRIPTION
		taken in the drawing to the satisfaction of DE to address the increased lot coverage from 40% to 47% in order to mitigate potential impacts on the municipal storm water system.

**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: None



<b>ITEM:</b>	<b>FILE NO.: A118/22</b> <b>PROPERTY: 94 PAGEANT AVENUE, WOODBRIDGE</b>
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File Manager: Adriana MacPherson, Administrative Coordinator

Adjournment History: None

Address: 94 Pageant Ave. Woodbridge

Applicant: Jea-yu Yang and Huan Ma

Agent: MXL Engineering & Associates inc (Bruno Lopes)

Purpose: Relief from the Zoning By-law is being requested to permit an addition to the existing second floor deck/balcony located at the rear of the dwelling.

The subject lands are zoned RM1, Multiple Residential Zone and subject to the provisions of Exception 14.1037 under Zoning By-law 001-2021, as amended.

#	Zoning By-law 01-2021	Variance requested
1	A minimum rear yard setback of 6.0 metres to the proposed balcony is required. [Section 7.3.3, By-law 001-2021 as amended].	To permit a minimum rear yard setback of 3.8 metres to the proposed balcony.

Public Correspondence				
*Public correspondence received and considered by the Committee				
Correspondence Type	Name	Address	Date Received (mm/dd/yyyy)	Summary
Public	Faisal and Nooria Kakar	87 Timberwolf Crescent	05/25/2022	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
Public	Multiple	59, 73, 77, 83, 85, 87, 91, 97 99, 101, 105, 107, 109, 111, 113, 123, 129 Timberwolf Crescent	05/26/2022	Petition signed by residents in objection to the proposal.

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

**Applicant Representation at Hearing:**  
Bruno Lopes

**Persons Before the Committee:**  
The following persons appeared before the Committee of Adjustment in connection with Minor Variance Application A118/22:

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.
Bruno Lopes	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. A118/22 for 94 Pageant Ave. 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
1	Development Engineering <a href="mailto:farzana.khan@vaughan.ca">farzana.khan@vaughan.ca</a>	Staff have confirmed that the property is located within an unassumed subdivision. The Owner/applicant shall provide satisfactory notification to the developer/builder about the proposed work to the subject property and provide a copy of the acknowledgement letter/email from the developer/builder to the City's Development Engineering Department.

**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: None

**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 7:06 p.m., and the next regular meeting will be held on June 16, 2022.

**Motion Carried**

**May 26, 2022 Meeting Minutes to be approved at the June 16, 2022 Committee of Adjustment Hearing.**

**Chair:**

**Secretary Treasurer:**