

	<p align="center"><b>Committee of Adjustment Minutes</b></p> <p>Hearing Date: July 28, 2022</p> <p>Time: 6:00 p.m.</p> <p>*To obtain the audio/video recording of the meeting please email <a href="mailto:cofa@vaughan.ca">cofa@vaughan.ca</a>.</p> <p>Please note that in the event of technical difficulties an audio/video recording may not be available.</p>
<p align="center"><b>DRAFT</b></p>	
<p align="center"><b>Committee Member &amp; Staff Attendance</b></p>	
<p>Committee Members:</p>	<p>Assunta (Sue) Perrella (Chair)  Stephen Kerwin (Vice-Chair)  Adolfo Antinucci  Robert Buckler  Hao (Charlie) Zheng</p>
<p>Secretary Treasurer:  Administrative Coordinator in Attendance:  Administrative Coordinator in Attendance:  Zoning Staff in Attendance:  Planning Staff in Attendance:  Planning Staff in Attendance:  Planning Staff in Attendance:</p>	<p>Christine Vigneault  Lenore Providence  Pravina Attwala  Garrett Dvernichuk  Joshua Cipolletta  David Harding  Katrina Guy</p>
<p>Members / Staff Absent:</p>	<p>None</p>

**Disclosure of Pecuniary Interest**

Member	Nature of Interest
H. Zheng	Item 6.20 – A180/22 - Applicant is a neighbour

**Adoption of July 7, 2022 Minutes**

Required Amendment	Page Number
N/A	N/A

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

THAT the minutes of the Committee of Adjustment Meeting of Thursday, July 7, 2022, be adopted as circulated.

**Motion Carried.**

**Members Opposed to the Motion: None**

**Members Absent: Member R. Buckler was absent from the July 7, 2022 meeting and did not take part in the vote regarding the adoption of the July 7, 2022 minutes.**

**Adjournments / Deferrals from the July 28, 2022 Hearing:**

Item Number	Application Number/Address	Adjournment Date	Reason for Adjournment
6.9	A145/22	August 18, 2022	To permit time to address planning comments
6.18	A176/22	Withdrawn	Withdrawn
6.24	A165/22	September 22, 2022	To permit time to confirm required variances

**Call for Items Requiring Separate Discussion**

*\*Any item where the Committee, applicant /agent or public wish to speak or where there is relevant correspondence will be called for separate discussion.*

The following items were confirmed by the Committee of Adjustment to **require** separate discussion:

Item:	File No:	Property
6.1	B009/22	47 Railway Street, Maple
6.2	A151/22	47 Railway Street, Maple
6.3	A152/22	47 Railway Street, Maple
6.5	B014/21	160 Monsheen Drive, Woodbridge
6.6	A037/22	17 Winterlude Court, Kleinburg
6.7	A125/22	24 Monica Court, Woodbridge
6.11	A153/22	41 Regency View Heights, Maple

**Approval of Items Not Requiring Separate Discussion**

Item:	File No:	Property
6.4	B013/22	9773 Keele Street, Vaughan
6.8	A143/22	10101 Weston Road, Vaughan
6.10	A149/22	201 Grandvista Crescent, Woodbridge
6.12	A158/22	126 Alistair Cres, Kleinburg
6.13	A161/22	95 Deerhaven Crescent, Woodbridge
6.14	A162/22	197 Andy Crescent, Woodbridge
6.15	A164/22	327 Castlehill Road, Maple
6.16	A167/22	26 Grenadier Crescent, Thornhill, Thornhill
6.17	A174/22	10356 Huntington Road, Vaughan
6.19	A178/22	111 Greenbrooke Drive, Woodbridge
6.20	A180/22	45 Kylemount Court, Thornhill
6.21	A182/22	8700 Huntington Road, Vaughan
6.22	A186/22	17 Napier Street, Kleinburg
6.23	A188/22	7 Fiddler's Circle, Maple

Moved By: Member S. Kerwin

Seconded By: Member R. Buckler

THAT the above items **DO NOT** require separate discussion; and

THAT the items **not** requiring separate discussion be **APPROVED**, together with all recommended conditions of approval, as it is the opinion of the Committee that these applications meet all four tests under Section 45(1) and Section 53 of the Planning Act, as applicable.

**CARRIED**

**Members Opposed: None**

**Member Declaration of Conflict: H. Zheng declared a conflict and did not vote on Item 6.20, A180/22 (45 Kylemount Court).**

**Members Absent: None**

<b>ITEM: 6.1</b>	<b>FILE NO.: B009/22</b> <b>PROPERTY: 47 RAILWAY STREET, MAPLE</b>
------------------	---

File Manager: Pravina Attwala, Administrative Coordinator

Adjournment History: None

Address: 47 Railway St. Maple

Applicant: John & Natercia Carvalhais

Agent: Sol-Arch (Jonathan Benczkowski)

Purpose: Consent is being requested to sever a parcel of land for residential purposes, approximately 528.61 square metres and retain a parcel of land approximately 528.61 square metres. Both the severed and retained land will have frontage onto Railway Street.

The existing single family dwelling on the subject land is to be demolished.

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:**  
Sol-Arch (Jonathan Benczkowski)

**Persons Before the Committee:**  
The following persons appeared before the Committee of Adjustment in connection with Minor Variance Application B009/22:

Name	Position/Title	Address (Public)	Nature of Submission <i>*Video Recording Available Upon Request to Review Full Submission</i>
Christine Vigneault	Secretary Treasurer		Secretary Treasurer reviewed the proposal, confirmed public written submissions/deputations and recommended conditions of approval.
Sol-Arch (Jonathan Benczkowski)	Applicant Representation		Summary of Application Addressed neighbour concerns
Frank Masucci	Public	27 Prestonwood Court	Opposed to Application  <b>Concerns Raised:</b> <ul style="list-style-type: none"><li>▪ Impact on Character of Neighbourhood (lots too narrow)</li><li>▪ # of variances being requested</li><li>▪ Setting precedence</li><li>▪ Impact on value of existing properties</li><li>▪ Increased traffic</li></ul>

The following points of clarification were requested by the Committee:

Committee Member:	Addressed to:	Point of Clarification:
Member A. Antinucci	Applicant Representation	Clarified that he had conducted a site visit and noticed a mix of built forms in the neighborhood.

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. B009/22 for 47 Railway Street, 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
All conditions of approval, unless otherwise stated, are considered to be incorporated into the approval “if required”. If a condition is no longer required after an approval is final and binding, the condition may be waived by the respective department or agency requesting conditional approval. A condition cannot be waived without written consent from the respective department or agency.		
<b>Conditions must be fulfilled <u>two years</u> from the date of the giving of the Notice of Decision, failing which this application shall be deemed to be refused. Section 53(41), The Planning Act R.S.O., 1990</b>		
1	Committee of Adjustment <a href="mailto:christine.vigneault@vaughan.ca">christine.vigneault@vaughan.ca</a>	1. That the applicant’s solicitor confirm the legal description of both the severed and retained land. 2. That the applicant provides two (2) full size copies of the deposited plan of reference of the entire land which conforms substantially with the application as submitted. 3. That the applicant provide an electronic copy of the deposited reference plan to <a href="mailto:cofa@vaughan.ca">cofa@vaughan.ca</a> 4. Payment of the Certificate Fee as provided on the City of Vaughan’s Committee of Adjustment Fee Schedule. 5. That Minor Variance Applications A151/22 & A152/22 are approved by the Committee of Adjustment and become final and binding.
2	Building Standards, Zoning Section <a href="mailto:catherine.saluri@vaughan.ca">catherine.saluri@vaughan.ca</a>	A demolition permit shall be obtained for the existing dwelling and the existing dwelling shall be demolished and inspected by a City of Vaughan Building Inspector prior to the issuance of a building permit for any replacement dwelling(s).
3	Development Planning <a href="mailto:michelle.perrone@vaughan.ca">michelle.perrone@vaughan.ca</a>	That the Owners meet all conditions of approval as outlined in the Tribunal’s final decision and order for case PL190561.
4	Real Estate <a href="mailto:ashley.ben-lolo@vaughan.ca">ashley.ben-lolo@vaughan.ca</a>	The applicant shall provide the City with an appraisal report and valuation of the subject land (land only) to be prepared by an accredited appraiser. Payment of a Parkland levy to the City in lieu of the deeding of land for park purposes shall be made if a new lot is being created. Said levy is to be 5% of the appraised market value of the subject land as of the date of the Committee of Adjustment giving notice to the Applicant of the herein decision. Said levy shall be approved by the Director of Real Estate. Payment shall be made by certified cheque only.
5	Development Engineering <a href="mailto:Ian.Reynolds@vaughan.ca">Ian.Reynolds@vaughan.ca</a>	1. The Owner/applicant shall arrange to prepare and register a reference plan at their expense showing all existing and proposed easements to the satisfaction of Development Engineering Department (DE) for the Subject Lands applicable to the Consent Application. The Owner/applicant shall submit the deposited reference plan to DE in order to clear this condition.

#	DEPARTMENT / AGENCY	CONDITION(S) DESCRIPTION
		<p>2. The Owner/applicant shall approach Development Inspection and Lot Grading division of Development Engineering to apply for the required service connections for the severed and retained lands as per city standards, complete with a servicing and lot grading plan. The Owner shall contact the Development Inspection and Grading Department at <a href="mailto:serviceconnections@vaughan.ca">serviceconnections@vaughan.ca</a> to obtain a cost estimate and pay the applicable fee(s) following confirmation of service connection estimates for installation of required services. All service connection costs including applicable administration fees shall be responsibility of the owner of the retained lands. Service connection application process may take 4-6 weeks, applicant is encouraged to take enough time for allowing to complete the whole process. The Owner/applicant shall submit the confirmation of above to the Development Engineering Department.</p> <p>3. The variance application A151/22 and A152/22 shall be approved final and binding in conjunction with consent application B009/22.</p>
6	Development Finance <a href="mailto:nelson.pereira@vaughan.ca">nelson.pereira@vaughan.ca</a>	The owner shall pay all property taxes as levied. Payment is to be made by certified cheque, to the satisfaction of the City of Vaughan Financial Planning and Development Finance Department (contact Nelson Pereira to have this condition cleared).
7	Region of York <a href="mailto:Niranjan.Rajevan@york.ca">Niranjan.Rajevan@york.ca</a>	Prior to final approval, the City of Vaughan shall confirm that wastewater servicing capacity allocation has been set aside for the new lot from existing YDSS capacity assigned by the Region.

**For the following Reasons:**

The proposal conforms to the City of Vaughan Official Plan.

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

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

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 to the Motion: None**  
**Members Absent: None**

<b>ITEM: 6.2</b>	<b>FILE NO.: A151/22</b> <b>PROPERTY: 47 RAILWAY STREET, MAPLE</b>
------------------	---

File Manager: Pravina Attwala, Administrative Coordinator

Adjournment History: None

Address: 47 Railway St. Maple

Applicant: John & Natercia Carvalhais

Agent: Sol-Arch (Jonathan Benczkowski)

Purpose: Relief from the Zoning By-law is being requested to permit reduced lot frontage and lot area on the retained land to facilitate Consent Application B009/22. Relief is also required to permit a proposed single family dwelling on the retained land.

**The subject lands are zoned R1A(EN) – First Density Residential Zone (Established Neighbourhood) under Zoning By-law 001-2021.**

#	Zoning By-law 001-2021	Variance Requested
1	A minimum lot frontage of 18 m is required. [Table 7-3]	To permit a minimum lot frontage of 9.08m.
2	A minimum lot area of 540 m2 is required. [Table 7-3]	To permit a minimum lot area of 528.61m2.
3	A minimum interior side yard setback of 1.5m is required to a dwelling and balcony. [Table 7-3, 4.13]	To permit a minimum <b>westerly</b> interior side yard setback of 1.2 m to a dwelling and a balcony.
4	A minimum interior side yard setback of 1.2m is required to access stairs, open, unenclosed. [4.13]	To permit a minimum <b>easterly</b> interior side yard setback of 1.01 m to access stairs, open, unenclosed.
5	A minimum interior side yard setback of 1.5m is required to a dwelling and balcony. [Table 7-3, 4.13]	To permit a minimum <b>easterly</b> interior side yard setback of 1.01 m to a dwelling and balcony.
6	A maximum building height of 9.09 m is permitted (existing 6.09 m + 3.0 m) for a dwelling. [4.5, 1b]	To permit a maximum building height of 9.42 m for a dwelling.

**The subject lands are zoned R1, Residential and subject to the provisions of Exception 9(45) under Zoning By-law 1-88, as amended.**

	Zoning By-law 1-88	Variance Requested
7	A minimum lot frontage of 18 m is required. Table 7-3]	To permit a minimum lot frontage of 9.08m.
8	A minimum lot area of 700 m2 is required. [Schedule A]	To permit a minimum lot area of 528.61m2.
9	A minimum interior side yard setback of 1.5m is required to a dwelling and basement walkup. [Schedule A, 3.14]	To permit a minimum <b>easterly</b> interior side yard setback of 1.01m to a dwelling and basement walkup.
10	A minimum interior side yard setback of 1.2m is required to a deck. [Schedule A, 3.14]	To permit a minimum <b>easterly</b> interior side yard setback of 1.01m to a deck.
11	A minimum interior side yard setback of 1.5m is required to a dwelling. [Schedule A, 3.14]	To permit a minimum <b>westerly</b> interior side yard setback of 1.20 m to a dwelling.
12	A minimum interior side yard setback of 1.2m is required to a canopy. [3.14 i]	To permit a minimum <b>westerly</b> interior side yard setback of 0.9 m and a minimum <b>easterly</b> interior side yard setback of 1.02 m to a canopy.



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:**  
Sol-Arch (Jonathan Benczkowski)

**Persons Before the Committee:**  
The following persons appeared before the Committee of Adjustment in connection with Minor Variance Application A151/22:

Name	Position/Title	Address (Public)	Nature of Submission <i>*Video Recording Available Upon Request to Review Full Submission</i>
Christine Vigneault	Secretary Treasurer		Secretary Treasurer reviewed the proposal, confirmed public written submissions/deputations and recommended conditions of approval.
Sol-Arch (Jonathan Benczkowski)	Applicant Representation		Summary of Application Addressed neighbour concerns
Frank Masucci	Public	27 Prestonwood Court	Opposed to Application  <b>Concerns Raised:</b> <ul style="list-style-type: none"><li>▪ Impact on Character of Neighbourhood (lots too narrow)</li><li>▪ # of variances being requested</li><li>▪ Setting precedence</li><li>▪ Impact on value of existing properties</li><li>▪ Increased traffic</li></ul>

The following points of clarification were requested by the Committee:

Committee Member:	Addressed to:	Point of Clarification:
Member A. Antinucci	Applicant Representation	Clarified that he had conducted a site visit and noticed a mix of built forms in the neighborhood.

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. A151/22 for 47 Railway 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
All conditions of approval, unless otherwise stated, are considered to be incorporated into the approval “if required”. If a condition is no longer required after an approval is final and binding, the condition may be waived by the respective department or agency requesting conditional approval. A condition cannot be waived without written consent from the respective department or agency.		

#	DEPARTMENT / AGENCY	CONDITION(S) DESCRIPTION
It is the responsibility of the owner/applicant and/or authorized agent to obtain and provide a clearance letter from respective department and/or agency ( <b>see condition chart below for contact</b> ). This letter must be provided to the Secretary-Treasurer to be finalized. All conditions must be cleared prior to the issuance of a Building Permit.		
1	Committee of Adjustment <a href="mailto:christine.vigneault@vaughan.ca">christine.vigneault@vaughan.ca</a>	<ol style="list-style-type: none"> <li>1. That Consent Application B009/22 receive final certification from the Secretary Treasurer and be registered on title. A copy of the registered transfer confirming registration of the Certificate of Official must be provided to the Secretary Treasurer to satisfy this condition.</li> <li>2. That a Surveyors Certificate confirming lot area and frontage is submitted.</li> </ol>
2	Development Planning <a href="mailto:michelle.perrone@vaughan.ca">michelle.perrone@vaughan.ca</a>	That the Owners meet all conditions of approval as outlined in the Tribunal's final decision and order for case PL190561.
3	Development Engineering <a href="mailto:ian.reynolds@vaughan.ca">ian.reynolds@vaughan.ca</a>	<ol style="list-style-type: none"> <li>1 The Minor Variance application A151/22 shall be approved in conjunction with consent application B009/22</li> <li>2 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.</li> </ol>
4	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.
5	Region of York <a href="mailto:Niranjan.Rajevan@york.ca">Niranjan.Rajevan@york.ca</a>	Prior to final approval, the City of Vaughan shall confirm that wastewater servicing capacity allocation has been set aside for the new lot from existing YDSS capacity assigned by the Region.

**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 to the Motion: None**  
**Members Absent: None**



<b>ITEM: 6.3</b>	<b>FILE NO.: A152/22</b> <b>PROPERTY: 47 RAILWAY STREET, MAPLE</b>
------------------	---

File Manager: Pravina Attwala, Administrative Coordinator

Adjournment History: None

Address: 47 Railway St. Maple

Applicant: John & Natercia Carvalhais

Agent: Sol-Arch (Jonathan Benczkowski)

Purpose: Relief from the Zoning By-law is being requested to permit reduced lot frontage and lot area on the severed land to facilitate Consent Application B009/22. Relief is also required to permit a proposed single family dwelling on the severed land.

**The subject lands are zoned R1A(EN) – First Density Residential Zone (Established Neighbourhood) under Zoning By-law 001-2021.**

#	Zoning By-law 001-2021	Variance Requested
1	A minimum lot frontage of 18 m is required. [Table 7-3]	To permit a minimum lot frontage of 9.08m.
2	A minimum lot area of 540 m <sup>2</sup> is required. [Table 7-3]	To permit a minimum lot area of 528.61m <sup>2</sup> .
3	A minimum interior side yard setback of 1.5 m is required to a dwelling and a balcony. [Table 7-3, 4.13]	To permit a minimum <b>westerly</b> interior side yard setback of 1.03 m to a dwelling and 0.99 m to a balcony.
4	A minimum interior side yard setback of 1.2 m is required to access stairs, open, unenclosed. [4.13]	To permit a minimum <b>westerly</b> interior side yard setback of 0.99 m to access stairs, open, unenclosed.
5	A minimum interior side yard setback of 1.5 m is required to a dwelling and balcony. [Table 7-3, 4.13]	To permit a minimum <b>easterly</b> interior side yard setback of 1.20 m to a dwelling and balcony.
6	A maximum building height of 9.09 m is permitted for a dwelling (existing 6.09 m + 3.0 m) [4.5, 1b]	To permit a maximum building height of 9.42 m for a dwelling.

**The subject lands are zoned R1, Residential and subject to the provisions of Exception 9(45) under Zoning By-law 1-88, as amended.**

	Zoning By-law 1-88	Variance Requested
7	A minimum lot frontage of 18 m is required. [Table 7-3]	To permit a minimum lot frontage of 9.08m.
8	A minimum lot area of 700 m <sup>2</sup> is required. [Schedule A]	To permit a minimum lot area of 528.61m <sup>2</sup> .
9	A minimum interior side yard setback of 1.5 m is required to a dwelling and basement walkup. [Schedule A, 3.14]	To permit a minimum <b>westerly</b> interior side yard setback of 1.03 m to a dwelling and 0.99 m to a dwelling and basement walkup.
10	A minimum interior side yard setback of 1.5 m is required to a dwelling. [Schedule A]	To permit a minimum <b>easterly</b> interior side yard setback of 1.20 m to a dwelling.
11	A minimum interior side yard setback of 1.2 m is required to a deck. [3.14]	To permit a minimum <b>westerly</b> interior side yard setback of 0.99 m to a deck.
12	A minimum interior side yard setback of 1.2 m is required to a canopy. [3.14 i]	To permit a minimum <b>westerly</b> interior side yard setback of 1.0 m and a minimum <b>easterly</b> interior side yard setback of 0.9 m to a canopy.

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:**  
Sol-Arch (Jonathan Benczkowski)

**Persons Before the Committee:**  
The following persons appeared before the Committee of Adjustment in connection with Minor Variance Application A152/22:

Name	Position/Title	Address (Public)	Nature of Submission <i>*Video Recording Available Upon Request to Review Full Submission</i>
Christine Vigneault	Secretary Treasurer		Secretary Treasurer reviewed the proposal, confirmed public written submissions/deputations and recommended conditions of approval.
Sol-Arch (Jonathan Benczkowski)	Applicant Representation		Summary of Application Addressed neighbour concerns
Frank Masucci	Public	27 Prestonwood Court	Opposed to Application  <b>Concerns Raised:</b> <ul style="list-style-type: none"><li>▪ Impact on Character of Neighbourhood (lots too narrow)</li><li>▪ # of variances being requested</li><li>▪ Setting precedence</li><li>▪ Impact on value of existing properties</li><li>▪ Increased traffic</li></ul>

The following points of clarification were requested by the Committee:

Committee Member:	Addressed to:	Point of Clarification:
Member A. Antinucci	Applicant Representation	Clarified that he had conducted a site visit and noticed a mix of built forms in the neighborhood.

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. A152/22 for 47 Railway 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
All conditions of approval, unless otherwise stated, are considered to be incorporated into the approval “ <b>if required</b> ”. If a condition is no longer required after an approval is final and binding, the condition may be waived by the respective department or agency requesting conditional approval. A condition cannot be waived without written consent from the respective department or agency.		
It is the responsibility of the owner/applicant and/or authorized agent to obtain and provide a clearance letter from respective department and/or agency ( <b>see condition chart below for contact</b> ). This letter must be provided to the Secretary-Treasurer to be finalized. All conditions must be cleared prior to the issuance of a Building Permit.		

#	DEPARTMENT / AGENCY	CONDITION(S) DESCRIPTION
1	Committee of Adjustment <a href="mailto:christine.vigneault@vaughan.ca">christine.vigneault@vaughan.ca</a>	<ol style="list-style-type: none"> <li>1. That Consent Application B009/22 receive final certification from the Secretary Treasurer and be registered on title. A copy of the registered transfer confirming registration of the Certificate of Official must be provided to the Secretary Treasurer to satisfy this condition.</li> <li>2. That a Surveyors Certificate confirming lot area and frontage is submitted.</li> </ol>
2	Development Planning <a href="mailto:michelle.perrone@vaughan.ca">michelle.perrone@vaughan.ca</a>	That the Owners meet all conditions of approval as outlined in the Tribunal's final decision and order for case PL190561
3	Development Engineering <a href="mailto:ian.reynolds@vaughan.ca">ian.reynolds@vaughan.ca</a>	<ol style="list-style-type: none"> <li>1 The Minor Variance application A152/22 shall be approved in conjunction with consent application B009/22</li> <li>2 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.</li> </ol>
4	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.
5	Region of York <a href="mailto:Niranjan.Rajevan@york.ca">Niranjan.Rajevan@york.ca</a>	Prior to final approval, the City of Vaughan shall confirm that wastewater servicing capacity allocation has been set aside for the new lot from existing YDSS capacity assigned by the Region.

**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 to the Motion: None**  
**Members Absent: None**



<b>ITEM: 6.5</b>	<b>FILE NO.: B014/21</b> <b>PROPERTY: 160 MONSHEEN DRIVE</b>
------------------	---

File Manager: Lenore Providence, Administrative Coordinator

Adjournment History: None

Address: 160 Monsheen Dr. Woodbridge

Applicant: Concetta Petruccli-Defina

Agent: Humphries Planning Group Inc (Rosemarie Humphries)

Purpose: Consent is being requested to sever a parcel of land for residential purposes approximately 794.00 square metres, while retaining a parcel of land approximately 794.00 square metres. Both the severed and retained land will have frontage onto Tayok Drive and the existing single family dwelling on the subject land is to be demolished.

<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>
<b>SUBMISSIONS PROCESSED FOR THE OCTOBER 28, 2021 HEARING (APPLICATION ADJOURNED)</b>				
Public	F. Rasetta	155 Monsheen Drive, Woodbridge	07/12/2021	Support Letter
Public	B. Scalzitti	176 Monsheen Drive, Woodbridge	07/08/2021	Support Letter
Public	L. Suppo	69 Tayok Drive, Woodbridge	07/12/2021	Support Letter
Public	G. Lepore	37 Tayok Drive, Woodbridge	08/12/2021	Support Letter
Public	C. Phan and T. Truong	64 Tayok Drive, Woodbridge	07/12/2021	Support Letter
Public	M. Carlone	150 Monsheen Drive, Woodbridge	07/13/2021	Support Letter
Public	B. Roulston	Forest Circle Court, Woodbridge, c/o 7694 Islington Ave.	10/15/2021	Objection Letter
Public	G. Vecchiato & Family	20 Tayok Drive, Woodbridge	10/16/2021	Objection Letter
Public	P. Deiana	74 Tayok Drive, Woodbridge	10/18/2021	Objection Letter
Public	I. Vialykh	228 Wigwoss Drive, Woodbridge	10/18/2021	Objection Letter
Public	M. Celina	11 Tayok Drive, Woodbridge	10/19/2021	Objection Letter
Public	David/Sara	21 Tayok Drive, Woodbridge	10/19/2021	Objection Letter
Public	D. McLay	31 Forest Circle, Woodbridge	10/18/2021	Objection Letter
Public	J. Lam	10 Tayok Drive, Woodbridge	10/18/2021	Petition in Objection
Public	J. Lam and D. Peng	10 Tayok Drive, Woodbridge	10/19/2021	Objection Letter
Public	D. Peng	10 Tayok Drive, Woodbridge	10/20/2021	Revised Objection Letter
Public	J. Lam	10 Tayok Drive, Woodbridge	10/25/2021	Petition in Objection
Public	A. Furlan	45 Forest Circle, Woodbridge	10/18/2021	Objection Letter
Public	M. Mauti	Vaughanwood Ratepayers Association	10/20/2021	Objection Letter
Public	E. and K. Ambtman	90 Tayok Drive Woodbridge	10/24/2021	Objection Letter
Public	S. and C. Chiappetta	82 Tayok Drive, Woodbridge	10/26/2021	Objection Letter
Public	O. Dawson	82 Monsheen Drive, Woodbridge	10/27/2021	Objection Letter

<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>
Public	A. Darwiche	209 Wigwoss Drive, Woodbridge	10/26/2021	Objection Letter
Public	B. Racki	201 Wigwoss Drive, Woodbridge	10/28/2021	Objection Letter
Public	Resident Petition	10, 11, 20, 21, 29, 37, 69, 74, 82, 83, 90, 101, 111, 116 Tayok Drive; 41, 46, 57, 62, 82, 102, 122, 123, 140, 143, 186 Monsheen Drive; 25, 31, 37, 41, 42, 45 Forest Circle Court; 201, 209, 217, 225, 228, 241, 249, 257 Wigwoss Drive)	10/18/2021 10/25/2021	Petition in Objection
<b>SUBMISSIONS PROCESSED FOR THE JULY 7, 2022 HEARING (APPLICATION ADJOURNED)</b>				
Public	Francis Dawson	57 Monsheen Drive, Woodbridge	06/26/2022	Seneca Heights Information
Applicant / Authorized Agent	Humphries Planning Group	160 Monsheen Drive	07/06/2022	Presentation to Committee
Public	Judy Lam	10 Tayok Drive, Woodbridge	07/06/2022	Presentation to Committee
Public	Douglas Peng	10 Tayok Drive, Woodbridge	07/06/2022	Presentation to Committee
Public	David Rembacz	21 Tayok Drive, Woodbridge	07/06/2022	Presentation to Committee
Public	Francis Dawson	57 Monsheen Drive, Woodbridge	07/05/2022	Presentation to Committee
Public	Pierino & Mary Jane Deiana	74 Tayok Drive, Woodbridge	07/06/2022	Objection Letter
Public	Sam & Cheryl Chiappetta	82 Tayok Drive, Woodbridge	07/06/2022	Objection Letter
Public	Mary Mauti	Vaughanwood Ratepayers Association	07/06/2022	Objection Letter
Public	Mary Mauti	Vaughanwood Ratepayers Association	07/06/2022	Presentation to Committee
<b>SUBMISSIONS PROCESSED FOR THE JULY 28, 2022 HEARING</b>				
Public	Francis Dawson	57 Monsheen Drive, Woodbridge	07/17/2022	Presentation to Committee
Public	Francis Dawson	57 Monsheen Drive, Woodbridge	07/17/2022	Objection Letter
Public	Pierino & Jane Deiana	74 Tayok Drive	07/21/2022	Objection Letter
Public	Francis Dawson	57 Monsheen Drive, Woodbridge	07/22/2022	Objection Letter
Public	Douglas Peng	10 Tayok Drive, Woodbridge	07/27/2022	Presentation to Committee
Public	Resident Petition	10, 11, 20, 21, 29, 74, 82, 90, 101, 111 Tayok Drive; 41, 57, 82, 92, 102, 143, 186 Monsheen Drive; 31 Forest Circle Court; 201, 209, 217, 241, 249, 257 Wigwoss Drive and Vaughanwood Ratepayers)	07/27/2022	Petition in Objection
Public	Judy Lam	10 Tayok Drive, Woodbridge	07/27/2022	Presentation to Committee
Public	Sandra Milligan and Nico Fiorentino	186 Monsheen Drive, Woodbridge	07/27/2022	Objection Letter
Public	David Rembacz	21 Tayok Drive, Woodbridge	07/27/2022	Presentation to Committee



<b>Late Public Correspondence</b> * 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	Sam & Cheryl Chiappetta	82 Tayok Drive, Woodbridge	07/27/2022	Objection Letter
Public	Mary Mauti	Vaughanwood Ratepayers Association	07/27/2022	Objection Letter
Public	Mary Mauti	Vaughanwood Ratepayers Association	07/27/2022	Presentation to Committee
Public	Tony Carella	Ward 2 / Woodbridge West Councillor	07/28/2022	Objection Letter

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

**Applicant Representation at Hearing:**

Steven Pham, Humphries Planning Group Inc.

**Persons Before the Committee:**

The following persons appeared before the Committee of Adjustment in connection with Minor Variance Application B014/21:

Name	Position/Title	Address (Public)	<b>Nature of Submission</b> <i>*Video Recording Available Upon Request to Review Full Submission</i>
Christine Vigneault	Secretary Treasurer		Secretary Treasurer reviewed the proposal, confirmed public written submissions/deputations and recommended conditions of approval.
Humphries Planning Group Inc (Rosemarie Humphries)	Applicant Representation		Summary of Application Responded to resident comments.
Mary Mauti	Public	Vaughanwood Ratepayers Association	Opposed to Application Conducted Presentation (see public record)  <b>Concerns/Comments Raised:</b> <ul style="list-style-type: none"> <li>Opined that the proposal is not good planning</li> <li>No previous severance approval granted in area</li> <li>Opined that approval of application would set precedence</li> <li>Clarified that residents at 37 &amp; 69 Tayok Drive removed their names from support letter/petition</li> <li>Impact on streetscape</li> <li>Opined that the application does not meet Section 51(24) criteria</li> <li>Opined that the proposal does not conform with VOP 9.1.2.3 (subsections a) and b))</li> <li>Opined staff error in review process</li> </ul>
David Rembacz	Public	21 Tayok Drive, Woodbridge	Opposed to Application Conducted Presentation (see public record)  <b>Concerns/Comments Raised:</b> <ul style="list-style-type: none"> <li>Opined that the proposal does not conform with VOP 9.1.2.3 (subsections a) and b))</li> </ul>

Name	Position/Title	Address (Public)	Nature of Submission <i>*Video Recording Available Upon Request to Review Full Submission</i>
			<ul style="list-style-type: none"><li>▪ Opined errors and inconsistencies in staff position on conformity with the VOP</li><li>▪ Opined outdated policy language used “adjacent” opposed to “adjoining”</li><li>▪ Impact on streetscape (lot coverage)</li></ul>
Francis Dawson	Public	57 Monsheen Drive, Woodbridge	Opposed to Application Conducted Presentation (see public record)  <b>Concerns/Comments Raised:</b> <ul style="list-style-type: none"><li>▪ Opined that the severance not in keeping with character of neighborhood</li><li>▪ Reviewed historical heritage of area</li><li>▪ Impact of severance on neighbouring properties</li><li>▪ Advised water in area impacted design of basements</li><li>▪ Advised artifacts and human remains discovered in area</li><li>▪ Reviewed archeological history</li></ul>
Joanne Smith	Public	92 Monsheen Drive, Woodbridge	Opposed to Application  <b>Concerns Raised:</b> <ul style="list-style-type: none"><li>▪ Provided history of architectural design in area and development of Seneca Heights subdivision which was developed by her uncle</li><li>▪ Opined that severance not in keeping with character of neighborhood</li></ul>
Douglas Peng	Public	10 Tayok Drive, Woodbridge	Opposed to Application Conducted Presentation (see public record)  <b>Concerns/Comments Raised:</b> <ul style="list-style-type: none"><li>▪ Reviewed correspondence submitted in objection to the application</li><li>▪ Opined that the proposal does not conform with VOP 9.1.2.3 (subsections a) and b))</li><li>▪ Opined outdated policy language used in staff review of application</li></ul>
Judy Lam	Public	10 Tayok Drive, Woodbridge	Opposed to Application Conducted Presentation (see public record)  <b>Concerns/Comments Raised:</b> <ul style="list-style-type: none"><li>▪ Provided a presentation with photos of homes in the area (to demonstrate the uniqueness of area)</li></ul>

The following points of clarification were requested by the Committee:

Committee Member:	Addressed to:	Point of Clarification:
Member A. Antinucci	Applicant Representation	Clarified letters of support submitted
Member H. Zheng	Planning	Requested clarification on applicable wording “adjoining” vs “adjacent” in the VOP 9.1.2.3.
Chair A. Perrella	Applicant Representation	Requested clarification on future development of the severed and retained land (i.e. plans).
Chair A. Perrella	Applicant Representation	Requested clarification on compatibility of proposed lots given that they are smaller than other lots in subdivision.

Moved By: Member R. Buckler

Seconded By: Vice Chair S. Kerwin

That in the matter of an application under Section 53(1) of the Planning Act, R.S.O. 1990, c.P13, as amended:

THAT Application No. B014/21 for 160 Monsheen Dr. Woodbridge be **REFUSED**, in accordance with the drawings and plans submitted with the application.

**For the following Reasons:**

This application is refused, as it is the opinion of the Committee that this application does not meet the criteria of section 51(24) of the Planning Act to which all consent applications must adhere.

The proposal does not conform to the City of Vaughan Official Plan.

The proposal does not conform to the Provincial Policy Statements as required by Section 3(1) of the Planning Act.

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

**Motion Carried**

**Members Opposed to the Motion: A. Antinucci**

**Members Absent: None**

<b>ITEM: 6.6</b>	<b>FILE NO.: A037/22</b> <b>PROPERTY: 17 WINTERLUDE COURT</b>
------------------	--

File Manager: Pravina Attwala, Administrative Coordinator

Adjournment History: None

Address: 17 Winterlude Ct. Kleinburg

Applicant: Luigi and Loredana Guarascio

Agent: Andre Grisolia

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

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

#	Zoning By-law 001-2021, as amended	Variance requested
1	The maximum permitted lot coverage is 40%. (7.2.2, Table 7-3)	To permit a maximum lot coverage of 43.13%. (33.60% dwelling; 9.5% covered structures)
2	A residential accessory structure with a height greater than 2.8 m shall not be located closer than 2.4 m to any lot line. (Section 4.1.2 1, By-law 001-2021, as amended).	To permit a minimum setback of 1.86 metres from the rear lot line to the proposed accessory building/structure (Cabana and Overhead Trellis).
3	A residential accessory structure with a height greater than 2.8 m shall not be located closer than 2.4 m to any lot line. (Section 4.1.2 1, By-law 001-2021, as amended).	To permit a minimum setback of 1.12 metres from the interior side lot line to the proposed accessory building/structure (Cabana and Overhead Trellis).
4	The maximum height of an accessory building and residential accessory structure shall be 3.0 m. (Section 4.1.4 1, By-law 001-2021, as amended).	To permit a maximum accessory building (Cabana and Overhead Trellis) height of 3.94 metres.
5	The maximum height of an accessory building and residential accessory structure shall be 3.0 m. (Section 4.1.4 1, By-law 001-2021, as amended).	To permit a maximum accessory building (Covered Loggia) height of 3.94 Metres.
6	In the R1B Zone, any portion of a yard in excess of 135.0 m <sup>2</sup> shall be comprised of a minimum 60% soft landscape. (Section 4.19.1 1, By-law 001-2021, as amended)	To permit the portion of the rear yard in excess of 135.0 m <sup>2</sup> to be comprised of a minimum 59.81% soft landscape.
7	A residential accessory structure with a height greater than 2.8 m shall not be located closer than 2.4 m to any lot line. (Section 4.1.2 1, By-law 001-2021, as amended).	To permit a minimum setback of 1.20 metres from the interior side lot line to the proposed accessory structure (Covered Loggia).
8	A residential accessory structure with a height greater than 2.8 m shall not be located closer than 2.4 m to any lot line. (Section 4.1.2 1, By-law 001-2021, as amended).	To permit a minimum setback of 1.30 metres from the rear lot line to the proposed accessory structure (Covered Loggia).
9	A retaining wall shall be setback an equal distance to the height of the highest portion of the retaining wall. (4.13, Table 4-1)	To permit the proposed retaining wall to be set back 0.60 metres where the height of the retaining wall is 1.0 metres.
10	Eaves and gutters are permitted to encroach a maximum of 0.5 metres into a required yard. (Section 4.13, Table 4-1, By-law 01-2021)	To permit the eaves of the proposed accessory structures (Cabana and Overhead Trellis and Covered Loggia) to encroach a maximum of 0.53 metres into a required yard.
11	A minimum distance of 0.6 m shall be required from any permitted encroachment to the nearest lot line. (Section 4.13 3)	To permit the eaves of the proposed accessory structure (Cabana and Overhead Trellis) to be setback 0.59 metres from the interior side lot line.

#	Zoning By-law 001-2021, as amended	Variance requested
12	The maximum height of an outdoor swimming pool shall be 2.0 m. (4.21 6)	To permit the maximum height of the outdoor swimming pool (hot tub) to be a maximum of 2.15 metres.
13	Where the height of an outdoor swimming pool is greater than 1.5 m, the minimum setback from any lot line shall be 3.0 m. (4.21 6)	To permit the minimum setback of the outdoor swimming pool (hot tub) to be 1.12 metres from the interior side lot line.

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

	Zoning By-law 1-88	Variance requested
14	The maximum permitted lot coverage is 35%. (Schedule A, By-law 1-88, as amended).	To permit a maximum lot coverage of 38.32%. (±33.60% dwelling; ±9.5% covered structures)
15	A minimum rear yard of 7.5 metres to the proposed accessory structure (Cabana and Overhead Trellis) is required.(Schedule A, By-law 1-88, as amended).	To permit a minimum rear yard of 1.86 metres to the proposed accessory structure (Cabana and Overhead Trellis).
16	A minimum interior side yard of 1.5 metres to the proposed accessory structure (Cabana and Overhead Trellis) is required. (Schedule A, By-law 1-88, as amended).	To permit a minimum interior side yard of 1.12 metres to the proposed accessory structure (Cabana and Overhead Trellis).
17	A minimum interior side yard of 1.5 metres to the proposed accessory structure (Covered Loggia) is required (Schedule A, By-law 1-88a.a.).	To permit a minimum interior side yard of 1.20 metres to the proposed accessory structure (Covered Loggia).
18	A minimum rear yard of 7.5 metres to the proposed accessory structure (Covered Loggia) is required (Schedule A, By-law 1-88a.a.).	To permit a minimum rear yard of 1.30 metres to the proposed accessory structure (Covered Loggia).
19	In an R1 Zone, where the area of a rear yard of a lot is greater than 135 sq. m., a minimum of sixty percent (60%) of that portion of the rear yard in excess of 135 sq. m shall be composed of soft landscaping. (Section 4.1.2 b), By-law 1-88, as amended)	To permit the portion of the rear yard in excess of 135.0 sq. m. to be comprised of a minimum 59.81% soft landscape.
20	The nearest part of the roof of an accessory building or structure shall not be more than three (3) metres above finished grade. (4.1.1 b)	To permit the proposed accessory structure (Cabana and Overhead Trellis) to have a maximum height of 3.58 metres to the nearest part of the roof.
21	Eaves shall not project more than 0.5 metres into a required yard. (3.14 a)	To permit the eaves of the proposed accessory structures (Cabana and Overhead Trellis and Covered Loggia) to project a maximum of 0.53 metres into a required yard.

Public Correspondence				
*Public correspondence received and considered by the Committee				
Correspondence Type	Name	Address	Date Received (mm/dd/yyyy)	Summary
Public	Steven Cardwell	2 Winterlude Ct	06/09/2022	Letter of Support
Public	Joanne Latobesi	11 Winterlude Ct	0/22/2022	Letter of Support
Public	Stephany Gurascio	18 Rosebud Ct	06/06/2022	Letter of Support
Public	Uzzo & Anna Calderaro	32 Winterlude Ct	05/06/2022	Letter of Support
Public	Parente Borean on behalf of Humberplex Developments Inc.	3883 Highway 7, Ste 07	05/12/2022	Letter of Opposition
Public	Anurag Mathur	12 Rosebud Ct	06/01/2022	Letter of Support

Public Correspondence				
*Public correspondence received and considered by the Committee				
Correspondence Type	Name	Address	Date Received (mm/dd/yyyy)	Summary
Public	Sherry Zhang	18 Winterlude Ct	06/29/2022	Letter of Support
Public	Parente Borean on behalf of Humberplex Developments Inc.	3883 Highway 7, Ste 07	05/12/2022 Received 07/06/2022	Letter of Opposition
Public	Loredana Guarascio	17 Winterlude Ct	07/06/2022	Response to Opposition Letter
Public	Dr. Jordan & Dr. Samantha Bohay	25 Winterlude Ct	07/20/2022	Letter of Support
Public	Parente Borean on behalf of Sandra Colella	26 Rosebud Ct	07/27/2022	Photos & Letter of Opposition
Public	Parente Borean on behalf of Sandra Colella	26 Rosebud Ct	07/27/2022	Letter of Opposition

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

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

**Applicant Representation at Hearing:**  
Andre Grisolia

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

Name	Position/Title	Address (Public)	Nature of Submission <i>*Video Recording Available Upon Request to Review Full Submission</i>
Christine Vigneault	Secretary Treasurer		Secretary Treasurer reviewed the proposal, confirmed public written submissions/deputations and recommended conditions of approval.
Andre Grisolia	Applicant Representation		Summary of Application Responded to resident comments/concerns.
Gerard C. Borean	Public  Representing: Humberplex Developments & 26 Rosebud Court	3883 Highway 7, Woodbridge, ON	Opposed to Application  <b>Concerns / Comments Raised:</b> <ul style="list-style-type: none"><li>Reviewed May 12, 2022 submission on behalf of Humberplex Developments.</li><li>Reviewed July 17, 2022 on behalf of 26 Rosebud Court</li><li>Concerned with the multitude of variances being requested</li><li>Expressed concern regarding the impact of soft landscaping provided on drainage.</li><li>Provided photos depicting drainage issues between lots 44 and 45.</li></ul>
Loredana Guarascio (owner)	Public	17 Winterlude Court	<b>Comments Raised:</b>



Name	Position/Title	Address (Public)	Nature of Submission <i>*Video Recording Available Upon Request to Review Full Submission</i>
			<ul style="list-style-type: none"><li>Advised that they are prepared to address drainage and grading as a condition of approval</li><li>Reviewed correspondence between applicant/owner and Humberplex Developments</li><li>Advised that the subdivision assumed</li><li>Advised water/drainage issue has been existence since 2021.</li></ul>

The following points of clarification were requested by the Committee:

Committee Member:	Addressed to:	Point of Clarification:
Member H. Zheng	Applicant Representation	Requested clarification from the applicant on the height of the retaining wall.
Chair A. Perrella	Owner	Requested clarification on applicant representation.
Chair A. Perrella	Gerard C. Borean	Requested clarification on communication between the parties and clarification on objections to variance.

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. A037/22 for 17 Winterlude 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
All conditions of approval, unless otherwise stated, are considered to be incorporated into the approval “if required”. If a condition is no longer required after an approval is final and binding, the condition may be waived by the respective department or agency requesting conditional approval. A condition cannot be waived without written consent from the respective department or agency.		
It is the responsibility of the owner/applicant and/or authorized agent to obtain and provide a clearance letter from respective department and/or agency ( <b>see condition chart below for contact</b> ). This letter must be provided to the Secretary-Treasurer to be finalized. All conditions must be cleared prior to the issuance of a Building Permit.		
1	Development Engineering <a href="mailto:farzana.khan@vaughan.ca">farzana.khan@vaughan.ca</a>	<ol style="list-style-type: none"><li>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 Permit prior to any work being undertaken on the property. To apply for a Grading and/or Servicing Permit, please visit the grading permit link provided above or contact the Development Engineering Department through email at <a href="mailto:DEPermits@vaughan.ca">DEPermits@vaughan.ca</a></li><li>The Owner shall provide a written Letter of Undertaking (template can be requested from DE) to the satisfaction of Development Engineering to install permeable pavers in order to facilitate drainage as per design drawing prepared by Digitech Design Inc. provided on June 22, 2022.</li></ol>

**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 to the Motion: None**  
**Members Absent: None**

<b>ITEM: 6.7</b>	<b>FILE NO.: A125/22</b> <b>PROPERTY: 24 MONICA COURT, WOODBRIDGE</b>
------------------	--

File Manager: Pravina Attwala, Administrative Coordinator

Adjournment History: None

Address: 24 Monica Ct. Woodbridge

Applicant: Frances Ayala & Frank Varvaro

Agent: Great Room Inc. (George Shama)

Purpose: Relief from the Zoning By-law is being requested to permit the construction of a proposed pool cabana, storage shed and swimming pool. Relief is also being request to permit the reconstruction of the existing mechanical shed.

**The subject lands are zoned R3(EN) – Estate Residential Zone (Established Neighbourhood) and subject to the provisions of Exception 14.277 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 an outdoor swimming pool not to be located in the rear yard of a lot.
2	A residential accessory structure with a height greater than 2.8 m shall not be located closer than 2.4 metres to any lot line [Section 4.1.2.1b.]	To permit a residential accessory structure (mechanical shed) to be located 0.65 m to the rear lot line.
3	A minimum Rear yard of 7.5 metres is required [Section 14.277, Schedule T-17]	To permit a minimum rear yard of 1.92 metres to the dwelling (attached cabana).
4	A residential accessory structure with a height greater than 2.8 m shall not be located closer than 2.4 metres to any lot line [Section 4.1.2.1b.]	To permit a residential accessory structure (shed) to be located 0.68 m to the interior side lot line.
5	A residential accessory structure with a height greater than 2.8 m shall not be located closer than 2.4 metres to any lot line [Section 4.1.2.1b.]	To permit a residential accessory structure (mechanical shed) to be located 0.91 m to the interior side lot line.
6	A maximum lot coverage of 40% is required [Schedule T-17].	To permit a maximum Lot coverage of 43.57%. (30.02% dwelling; 10.27% cabana; 1.91% storage shed; 1.37% mechanical shed)

**The subject lands are R3 - Residential Zone and subject to the provisions of Exception 9(476) under Zoning By-law 1-88, as amended.**

	Zoning By-law 1-88	Variance requested
7	A swimming pool shall only be located in the rear yard [Section 4.1.1 i)].	To permit a swimming pool not to be located in the rear yard.
8	Any accessory building or structure shall be located in the rear yard [Section 4.1.1 c)].	To permit an accessory structure located in the interior side yard (Shed).
9	A minimum rear yard setback of 7.5 metres is required [Schedule T-17].	To permit a minimum rear yard setback of 1.92 metres to a dwelling (attached cabana).
10	A minimum rear yard setback of 7.5 metres is required [Schedule T-17].	To permit a minimum rear yard setback of 0.65 metres to the mechanical shed.
11	A minimum interior side yard setback of 1.2 metres is required [Schedule T-17].	To permit a minimum interior side yard of 0.91 m (mechanical shed).
12	A minimum interior side yard setback of 1.2 metres is required [Schedule T-17].	To permit a minimum interior side yard of 0.68 metres (shed).

Public Correspondence				
*Public correspondence received and considered by the Committee				
Correspondence Type	Name	Address	Date Received (mm/dd/yyyy)	Summary
Public	Antoinette Triumbari	16 Monica Court	07/25/2022	Letter of Support
Public	Irene Ford (Zeppieri)	89 Father Ermanno Crescent	07/25/2022	Letter of Opposition
Public	Irene Ford (Zeppieri)	89 Father Ermanno Crescent	07/25/2022	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	Petition	79, 85, 89, 91 Father Ermano Crescent	07/27/2022	Petition in Opposition
Public	Petition	1, 11, 15, 16, 19, 20, 23 and 27 Monica Court, 127 & 139 Antonella Crescent and 79 Father Ermanno Court	07/28/2022	Petition in Support

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

**Applicant Representation at Hearing:**  
George Shama, Great Room Inc.

**Persons Before the Committee:**  
The following persons appeared before the Committee of Adjustment in connection with Minor Variance Application A125/22:

Name	Position/Title	Address (Public)	Nature of Submission <i>*Video Recording Available Upon Request to Review Full Submission</i>
Christine Vigneault	Secretary Treasurer		Secretary Treasurer reviewed the proposal, confirmed public written submissions/deputations and recommended conditions of approval.
Great Room Inc. (George Shama)	Applicant Representation		Summary of Application Responded to resident concerns
Irene Ford (Zeppieri) also represented owner of 85 Father Ermanno Crescent	Public	85 & 89 Father Ermanno Crescent	Opposed to Application  <b>Concerns/Comments Raised:</b> <ul style="list-style-type: none"><li>▪ Provided photos to demonstrate impact of proposal</li><li>▪ Expressed concern with the setback and height of shed from property line</li><li>▪ Primary concerns are with mechanical shed and attached cabana (height)</li><li>▪ Opined that the proposed trees may not survive</li><li>▪ Expressed concern with fairness and transparency of process (had to request additional information)</li><li>▪ Opined that the proposal will set precedent for properties with pools</li><li>▪ BBQ shown as being close to the property line of 89 Father Ermanno Crescent</li><li>▪ Noted that cabana extension of existing home</li></ul>

Name	Position/Title	Address (Public)	Nature of Submission <i>*Video Recording Available Upon Request to Review Full Submission</i>
			<ul style="list-style-type: none"><li>▪ Proposal maximizes recreational use of applicant's yard</li><li>▪ Soft landscaping provided is unclear</li><li>▪ Requested that all measurements (setbacks) be taken from the closest point to the property lines</li><li>▪ Opined that the variances should be increased to 50% of requirement at minimum.</li><li>▪ Advised that applicant expressed concern regarding property line and fence.</li></ul>

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

That a 5 minute recess be taken to accommodate a comfort break (8:20 p.m.).

**Motion Carried**

**Members Opposed to the Motion: None**

The meeting reconvened at 8:25 p.m.

The following points of clarification were requested by the Committee:

Committee Member:	Addressed to:	Point of Clarification:
Chair A. Perrella	Applicant Representation	Requested clarification on the height of the cabana.
Member H. Zheng	Applicant Representation	Requested clarification on whether or not the cabana will be fully enclosed.

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. A125/22for 24 Monica 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
All conditions of approval, unless otherwise stated, are considered to be incorporated into the approval “ <b>if required</b> ”. If a condition is no longer required after an approval is final and binding, the condition may be waived by the respective department or agency requesting conditional approval. A condition cannot be waived without written consent from the respective department or agency.		
It is the responsibility of the owner/applicant and/or authorized agent to obtain and provide a clearance letter from respective department and/or agency ( <b>see condition chart below for contact</b> ). This letter must be provided to the Secretary-Treasurer to be finalized. All conditions must be cleared prior to the issuance of a Building Permit.		
1	Development Engineering <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 to the Motion: None**

**Members Absent: R. Buckler (had to leave the meeting due to a power outage as he was participating remotely).**



<b>ITEM: 6.11</b>	<b>FILE NO.: A153/22</b> <b>PROPERTY: 41 REGENCY VIEW HEIGHTS, MAPLE</b>
-------------------	---

File Manager: Adriana Bozzo, Administrative Coordinator

Adjournment History: None

Address: 41 Regency View Ht. Maple

Applicant: Suvina Nayyar (Gaurav Rewal)

Agent: Mechways Inc. (Valiuddin Mohammed)

Purpose: Relief from the Zoning By-law is being requested to permit the existing deck, hard and soft landscaping and stair access to existing secondary suite.

The subject lands are zoned R3A(EN) – Third Density Residential Zone (Established Neighbourhood) and subject to the provisions of Exception 14.624 under Zoning By-law 001-2021, as amended.

#	Zoning By-law 001-2021	Variance requested
1	The maximum permitted encroachment into the required 7.5m rear yard setback is 2.0m for the porch. Section 4.13 Table 4-1	To permit a maximum encroachment of 4.5m into the required 7.5m rearyard setback for the porch.
2	The maximum permitted lot coverage is 55% of the lot area. Sect. 7.2.2 table 7-4.	To permit a maximum lot coverage of 58.24% of the lot area.
3	The minimum required front landscape shall be 50%, of which 60% shall be soft landscaping. Section 4.19.1 2 b.	To permit a minimum of 48.17% of front yard soft landscaping.
4	The minimum required interior side yard setback for hard landscaping is 0.60m. Sect. 4.13 Table 4-1	To permit a minimum interior side yard setback of 0.0m for hard landscaping.
5	The maximum permitted encroachment for access stairs is 0.3 metres into a minimum required interior side yard. Sect. 4.13 Table 4-1	To permit the access stairs to encroach 0.91m into the minimum required interior side yard.

The subject lands are zoned RV4(WS)– Residential Urban Village Zone and subject to the provisions of Exception 9(946A) under Zoning By-law 1-88, as amended.

	Zoning By-law 1-88	Variance requested
6	The maximum permitted encroachment into the required 6.0m rearyard setback is 2.4m for the porch. Section 4.15.3 c)	To permit a maximum encroachment into the required rearyard setback of 4.5m for the porch.
7	The Minimum Setback for any Accessory Building or Structure, above or below grade, including pools, in the Residential Urban Village Zones from the lands zoned OS2 Open Space Park Zone shall be 6m. Section 9(946-A) ai)	To permit a minimum setback for the porch structure of 1.53m from the OS2 zone.
8	The minimum required front landscape shall be 50%, of which 60% shall be soft landscaping. Section 4.1.4f v (2)	To permit a minimum of 48.17% of front yard soft landscaping.
9	The maximum permitted encroachment for access stairs is 0.3 metres into a minimum required interior side yard. Sect. 3.14 c	To permit the access stairs to encroach 0.91m into the minimum required interior side yard.

Public Correspondence				
*Public correspondence received and considered by the Committee				
Correspondence Type	Name	Address	Date Received (mm/dd/yyyy)	Summary
Public	Teresa Servello	37 Regency View Heights	07/14/2022	Letter of Support

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:**  
Mechways Inc. (Valiuddin Mohammed)

**Persons Before the Committee:**  
The following persons appeared before the Committee of Adjustment in connection with Minor Variance Application A153/22:

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.
Mechways Inc.(Valiuddin Mohammed)	Applicant Representation		<ul style="list-style-type: none"><li>Summary of Application</li><li>Landscaping existing since 2018, application made to legalize</li></ul>

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

Committee Member:	Addressed to:	Point of Clarification:
Member A. Antinucci	Applicant Representation	Clarified if the applicant could modify variances 3 & 8.
Chair A. Perrella	Applicant Representation	Clarified if the applicants verified if the landscaping conformed when purchasing the property.

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. A153/22 for 41 Regency View Heights, Maple be **PARTIALLY APPROVED**, whereby variances #1, #2, #4, #5, #6, #7 and #9 are **APPROVED**, in accordance with the drawings and plans submitted with the application and subject to the following conditions:

#	DEPARTMENT / AGENCY	CONDITION(S) DESCRIPTION
All conditions of approval, unless otherwise stated, are considered to be incorporated into the approval “ <b>if required</b> ”. If a condition is no longer required after an approval is final and binding, the condition may be waived by the respective department or agency requesting conditional approval. A condition cannot be waived without written consent from the respective department or agency.		
It is the responsibility of the owner/applicant and/or authorized agent to obtain and provide a clearance letter from respective department and/or agency ( <b>see condition chart below for contact</b> ). This letter must be provided to the Secretary-Treasurer to be finalized. All conditions must be cleared prior to the issuance of a Building Permit.		
1	Development Engineering <a href="mailto:ian.reynolds@vaughan.ca">ian.reynolds@vaughan.ca</a>	The Owner shall sign a letter of undertaking stating that the proposed 1.2m pathway will be constructed using only preamble paver materials, in order to retain stormwater drainage within the property.

**For the following Reasons:**

As it is the opinion of the Committee that, with the above noted conditions of approval, these variances meet 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.

**AND THAT** for Application No. A153/22 for 41 Regency View Heights, variances #3 & #8 are **REFUSED**.

**For the following Reasons:**

These variances are refused, as it is the opinion of the Committee that this application fails to meet all four tests under Section 45(1) of the Planning Act:

1. The general intent and purpose of the by-law will not be maintained.
2. The general intent and purpose of the official plan will not be maintained.
3. The requested variance(s) is/are not acceptable for the appropriate development of the subject lands.
4. The requested variance(s) is/are not minor in nature.

**Motion Carried**

**Members Opposed to the Motion: None**

**Members Absent: R. Buckler (had to leave the meeting due to a power outage as he was participating remotely).**

**Other Business**

None

**Motion to Adjourn**

Moved By: Member H. Zheng

Seconded By: Member A. Antinucci

THAT the meeting of Committee of Adjustment be adjourned at 8:45 p.m., and the next regular meeting will be held on August 18, 2022.

**Motion Carried**

**July 28, 2022 Meeting Minutes to be approved at the August 18, 2022 Committee of Adjustment Hearing.**

**Chair:**

**Secretary Treasurer:**