

	<b>Committee of Adjustment Minutes</b> Hearing Date: August 18, 2022 Time: 6:00 p.m. *To obtain the audio/video recording of the meeting 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: Zoning Staff in Attendance: Planning Staff in Attendance: Planning Staff in Attendance:	Christine Vigneault Lenore Providence Adriana MacPherson Pia Basilone Michelle Perrone David Harding
Members / Staff Absent:	None

**Disclosure of Pecuniary Interest**

Member	Nature of Interest
N/A	N/A

**Adoption of July 28, 2022 Minutes**

Required Amendment	Page Number
N/A	N/A

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

THAT the minutes of the Committee of Adjustment Meeting of Thursday, July 28, 2022, be adopted as circulated.

**Motion Carried.**

**Adjournments / Deferrals from the August 18, 2022 Hearing:**

Item Number	Application Number/Address	Adjournment Date	Reason for Adjournment
6.2	A135/22	October 27, 2022 or sooner.	To permit time for the applicant to address resident comments and make updates to the application (if required).

**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
6.3	A138/22	334 Maria Antonia Road, Woodbridge
6.7	A169/22	326 Firglen Ridge, Woodbridge, Woodbridge

Item:	File No:	Property
6.9	A190/22	112 Thornridge Drive, Thornhill
6.12	A195/22	21-25 Doney Cres. and 7400-7500 Keele St., Concord
6.16	A202/22	4500 Hwy 7, Vaughan
6.17	A207/22	1 Balsamwood Road, Thornhill

Approval of Items Not Requiring Separate Discussion

Item:	File No:	Property
6.1	A115/22	472 Mactier Drive, Kleinburg
6.4	A145/22	35 Mcmorran Crescent, Thornhill
6.5	A163/22	2 Appalachian Road, Maple
6.6	A166/22	268 Marc Santi Boulevard, Maple
6.8	A187/22	51 Napier Street, Kleinburg
6.10	A191/22	51 Haven Road, Maple
6.11	A194/22	9 Lancer Drive, Maple
6.13	A199/21	8500 Keele Street, Vaughan
6.14	A199/22	127 Lady Jessica Drive, Maple
6.15	A200/22	10, 20 & 25 Di Benedetto Lane & 110 Simmons Street, Woodbridge

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

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) of the Planning Act.

**CARRIED**

<b>ITEM: 6.3</b>	<b>FILE NO.: A138/22</b> <b>PROPERTY: 334 MARIA ANTONIA ROAD, WOODBRIDGE</b>
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File Manager: Lenore Providence, Administrative Coordinator

Adjournment History: None

Address: 334 Maria Antonia Rd. Woodbridge

Applicant: Daniela DiManno and Steven Mendicino

Agent: Square Design Group (Anthony Bartolini)

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

The subject lands are zoned **R4A(EN) Fourth Density Residential Zone (Established Neighbourhood)** and subject to the provisions of **Exception 14.715 under Zoning By-law 001-2021, as amended.**

#	Zoning By-law 001-2021	Variance requested
1	None	

The subject lands are zoned **RV4** and subject to the provisions of **Exception 9(1047) under Zoning By-law 1-88, as amended.**

	Zoning By-law 1-88	Variance requested
1	The minimum required rear yard setback for the accessory structure is 7.5m. Schedule A1	To permit a minimum rear yard setback of 1.11m for the accessory structure.

Public Correspondence				
*Public correspondence received and considered by the Committee				
Correspondence Type	Name	Address	Date Received (mm/dd/yyyy)	Summary
Public	Domenic Folino	330 Maria Antonia Road, Woodbridge	07/21/2022	Letter in Support
Public	Efren Campoverde	338 Maria Antonia Road, Woodbridge	07/21/2022	Letter in Support
Public	Anna Giardulli	59 Isernia Cres., Woodbridge	08/08/2022	Letter in Objection

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

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

**Applicant Representation at Hearing:**  
Anthony Bartolini, Square Design Group

**Persons Before the Committee:**  
The following persons appeared before the Committee of Adjustment in connection with Minor Variance Application A138/22:

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 Addressed letter of opposition
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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 height of proposed accessory structure.

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. A138/22 for 334 Maria Antonia Road, Woodbridge be **APPROVED**, in accordance with the drawings and plans submitted with the application and subject to the following condition:

#	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 Permit prior to any work being undertaken on the property. Please visit the grading permits page at City of Vaughan website to learn how to apply for the grading permit. If you have any question about grading permit, please contact the Development Engineering Department through email at <a href="mailto:DEPermits@vaughan.ca">DEPermits@vaughan.ca</a> .

**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**

<b>ITEM: 6.7</b>	<b>FILE NO.: A169/22</b> <b>PROPERTY: 326 FIRGLEN RIDGE, WOODBRIDGE</b>
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File Manager: Pravina Attwala, Administrative Coordinator

Adjournment History: None

Address: 326 Firglen Rdge. Woodbridge

Applicant: Nicholas Iacobelli

Agent: Humphries Planning Group Inc (Rosemarie Humphries)

Purpose: Relief from the Zoning By-law is being requested to permit the construction of a proposed cabana to be located in the side yard and increased maximum driveway width.

The subject lands are zoned **R1B(EN) – First Density Residential Zone (Established Neighbourhood)** and subject to the provisions of **Exception 14.67** under **Zoning By-law 001-2021, as amended.**

#	Zoning By-law 01-2021	Variance requested
1	A residential accessory structure with a height greater than 2.8 metres shall not be located closer than 2.4 metres to any lot line [Section 4.1.2.1b)].	To permit a residential accessory structure with a height greater than 2.8 metres to be located a minimum of 2.2 metres from the interior side lot line.
2	In any residential zone, the maximum height of an accessory building and residential accessory structure shall be 3.0 metres [Section 4.1.4.1].	To permit a maximum height of 3.3 metres for a residential accessory structure.
3	A maximum driveway width of 9.0 metres is required for a lot with a lot frontage of 12.0 metres or greater [Table 6-11].	To permit a maximum driveway width of 11.1 metres.

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	Any accessory building or structure shall be located in the rear yard and subject to the required setbacks of the main dwelling unit on the lot [Section 4.1.1 c)].	To permit an accessory structure to be located not in the rear yard.
5	A maximum lot coverage of 30% is required [Schedule A Note 12].	To permit a maximum lot coverage of 35.56%. (32.99% dwelling; 2.57% cabana)
6	The maximum width of a driveway at the street curb and curb cut shall be 6.0 metres [Section 4.1.4 f) i)].	To permit a maximum width of a driveway at the street curb and curb cut of 11.1 metres.
7	The portion of the driveway between the street line and the street curb shall not exceed 6 metres in width [Section 4.1.4 f) iii)].	To permit the portion of the driveway between the street line and street curb to be 11.1 metres.
8	A maximum driveway width of 9.0 metres is required for a lot with a lot frontage of 12.0 metres or greater [Section 4.1.4 f) v)].	To permit a maximum driveway width of 11.1 metres.

Public Correspondence				
*Public correspondence received and considered by the Committee				
Correspondence Type	Name	Address	Date Received (mm/dd/yyyy)	Summary
Applicant Representation	SBK Landscape Architecture	5770 Hurontario Street, Suite 320	07/14/2022	Justification Letter
Public	Emanuel Galedakis	318 Firglen Ridge	07/29/2022	Letter of Support
Public	Josie Petta	334 Firglen Ridge	07/29/2022	Letter of Support
Public	N/A	318 Firglen Ridge	08/03/2022	Letter of Support
Public	Mustafa Ali	327 Firglen Ridge	08/03/2022	Letter of Support

Public Correspondence				
*Public correspondence received and considered by the Committee				
Public	J. Petta	334 Firglen Ridge	08/03/2022	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:**  
Jonathan Sasso, Humphries Planning Group Inc

**Persons Before the Committee:**  
The following persons appeared before the Committee of Adjustment in connection with Minor Variance Application A169/22:

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.
Jonathan Sasso	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 how many type of garage (i.e. two car)
Chair A. Perrella	Applicant Representation	Requested clarification on whether or not the applicant sought variance for driveway.
Chair A. Perrella	Planning	Requested clarification on similar approvals granted.

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. A169/22 for 326 Firglen Ridge, Woodbridge be **PARTIALLY APPROVED** whereby variances #1, #2, #4, and #5 are approved in accordance with the drawings and plans submitted with the application.

#	Zoning By-law 01-2021	Variance requested
1	A residential accessory structure with a height greater than 2.8 metres shall not be located closer than 2.4 metres to any lot line [Section 4.1.2.1b)].	To permit a residential accessory structure with a height greater than 2.8 metres to be located a minimum of 2.2 metres from the interior side lot line.
2	In any residential zone, the maximum height of an accessory building and residential accessory structure shall be 3.0 metres [Section 4.1.4.1].	To permit a maximum height of 3.3 metres for a residential accessory structure.

	Zoning By-law 1-88	Variance requested
4	Any accessory building or structure shall be located in the rear yard and subject to the required setbacks of the	To permit an accessory structure to be located not in the rear yard.

#	Zoning By-law 01-2021	Variance requested
	main dwelling unit on the lot [Section 4.1.1 c)].	
5	A maximum lot coverage of 30% is required [Schedule A Note 12].	To permit a maximum lot coverage of 35.56%. (32.99% dwelling; 2.57% cabana)

**For the following Reasons:**

It is the opinion of the Committee that these variances meet all four tests under Section 45(1) of the Planning Act.

**AND THAT** variances #3, #6, #7 and #8, for Application No. **A169/22** for 326 Firglen Ridge, Woodbridge be **REFUSED**:

#	Zoning By-law 01-2021	Variance requested
3	A maximum driveway width of 9.0 metres is required for a lot with a lot frontage of 12.0 metres or greater [Table 6-11].	To permit a maximum driveway width of 11.1 metres.

	Zoning By-law 1-88	Variance requested
6	The maximum width of a driveway at the street curb and curb cut shall be 6.0 metres [Section 4.1.4 f) i)].	To permit a maximum width of a driveway at the street curb and curb cut of 11.1 metres.
7	The portion of the driveway between the street line and the street curb shall not exceed 6 metres in width [Section 4.1.4 f) iii)].	To permit the portion of the driveway between the street line and street curb to be 11.1 metres.
8	A maximum driveway width of 9.0 metres is required for a lot with a lot frontage of 12.0 metres or greater [Section 4.1.4 f) v)].	To permit a maximum driveway width of 11.1 metres.

**For the following Reasons:**

It is the opinion of the Committee that these variances do not 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.: A190/22</b> <b>PROPERTY: 112 THORNRIERGE DRIVE, THORNHILL</b>
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File Manager: Lenore Providence, Administrative Coordinator

Adjournment History: None

Address: 112 Thornridge Dr. Thornhill

Applicant: Rania and Aziz Abdelshahid

Agent: Manarch Design (Mahir Manios)

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

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

#	Zoning By-law 01-2021	Variance requested
1	The minimum required front yard is 22.44 m. [4.5 3 & 7.2.2, Table 7-3]	To permit a minimum front yard of 14.02 m.
2	Where the building height of a dwelling erected after the date of the enactment of By-law 268-89 is 6.0 m or greater, the minimum interior side yard shall be 2.5 m, provided the total of both side yards shall be not less than 6.0 m. If a portion of the building is less than 6.0 m in height the minimum side yard for such portion shall be 1.5 m provided that the total of the side yards shall be a minimum of 6.0 m. [14.403 2.b.]	To permit the total of the side yards to be a minimum of 5.02 m.
3	The maximum permitted height is 8.5 m. [4.5 1.b.]	To permit the maximum height to be 9.48 m.

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

	Zoning By-law 1-88	Variance requested
4	The minimum required front yard is 22.44 m. [4.1.9, Schedule A]	To permit a minimum front yard of 14.02 metres.
5	Where the building height of a dwelling erected after the date of the enactment of By-law 268-89 is 6.0 metres or greater, the minimum interior side yard shall be 2.5 metres, provided the total of both side yards shall be not less than 6.0 metres. If a portion of the building is less than 6.0 metres in height the minimum side yard for such portion shall be 1.5 metres provided that the total of the side yards shall be a minimum of 6.0 metres. [9(662) b) ii)]	To permit the total of the side yards to be a minimum of 5.02 metres.
6	The maximum permitted lot coverage is 20%. [4.1.9, Schedule A]	To permit a maximum lot coverage of 21.85% (Dwelling 19.37% and Covered Porches 2.48%).
7	The maximum permitted building height is 9.5 metres. [4.1.9, Schedule A]	To permit a maximum building height of 11.69 metres.

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



Late Public Correspondence				
* Public Correspondence received after the correspondence deadline (Deadline: Noon on the last business day prior to the scheduled hearing)				
Correspondence Type	Name	Address	Date Received (mm/dd/yyyy)	Summary
Public	Moshe Cohen	116 Thornridge Dr.	08/18/2022	Letter in Support

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

**Applicant Representation at Hearing:**  
Mahir Manios, Manarch Design

**Persons Before the Committee:**  
The following persons appeared before the Committee of Adjustment in connection with Minor Variance Application A190/22:

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.
Mahir Manios	Applicant Representation		Summary of Application

The following points of clarification were requested by the Committee:

Committee Member:	Addressed to:	Point of Clarification:
Member R. Buckler	Applicant Representation	Requested clarification on the requirement of the height variance.
Member R. Buckler	Planning	Requested clarification on similar approvals in the area.
Member R. Buckler	Applicant Representation	Requested clarification on neighbourhood consultation.
Member A. Antinucci	Applicant Representation	Requested clarification on the front yard setback measurement.

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. A190/22for 112 Thornridge Dr. Thornhill be **APPROVED**, in accordance with the drawings and plans submitted with the application and subject to the following condition:

#	DEPARTMENT / AGENCY	CONDITION(S) DESCRIPTION
1	Development Engineering <a href="mailto:ian.reynolds@vaughan.ca">ian.reynolds@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: 6.12</b>	<b>FILE NO.: A195/22</b> <b>PROPERTY: 21, 25 DONEY CRESCENT, 7400 &amp; 7500 KEELE STREET, CONCORD</b>
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File Manager: Lenore Providence, Administrative Coordinator

Adjournment History: None

Address: 21, 25 Doney Crescent, 7400 and 7500 Keele Street, Concord

Applicant: UPPER KEELE INC

Agent: Arca Design Inc. (Frank Bellini)

Purpose: Relief from the Zoning By-law is being requested to permit a proposed addition to the existing manufacturing facility and to permit the existing banquet hall.

The subject lands are zoned **EM1, PRESTIGE EMPLOYMENT ZONE** and subject to the provisions of **Exception 14.186 under Zoning By-law 001-2021.**

#	Zoning By-law 001-2021	Variance requested
1	The banquet hall shall be constructed in the area labelled as “Banquet Hall” on Figure E-35. [ <b>Exception 14.186</b> ]	To permit a banquet hall outside of the area labelled as “Banquet Hall” on Figure E-351.
2	The banquet hall shall have a maximum gross floor area of 557.0 m2. [ <b>Exception 14.186</b> ]	To permit a banquet hall with a maximum gross floor area of 1082.56 m2.
3	A minimum of 234 parking spaces are required on the subject lands.	To permit a minimum of 215 parking spaces on the subject lands.
4	One Type B loading space is required for the proposed addition. [Tables 6-16 and 6-18]	To permit zero (0) Type B loading spaces for the proposed addition.
5	A landscape strip width of 3 m is required abutting a street line. [Table 11-3]	To permit a minimum landscape strip width of 0.14 m in width abutting a street line. (abutting Keele Street).

The subject lands are zoned **EM1, PRESTIGE EMPLOYMENT AREA** and subject to the provisions of **Exception 9(339) under Zoning By-law 1-88, as amended.**

	Zoning By-law 1-88	Variance requested
6	One banquet hall, not exceeding five hundred & fifty-seven (557) square metres in Gross Floor Area may be established and maintained on that portion of the lands shown as "Banquet Hall" on Schedule E-351. [ <b>Exception 9(336)</b> ].	To permit a banquet hall with a maximum gross floor area of 1082.56 m2.
7	A minimum of 306 parking spaces are required on the subject lands.	To permit a minimum of 215 parking spaces on the subject lands.
8	A strip of land not less than 9.0 metres in width along a lot line abutting a provincial highway or arterial road, and shall be used for no other purpose than landscaping (abutting Keele Street). [6.1.6 b]	To permit a minimum landscape strip width of 0.14 m in width along a lot line abutting a provincial highway or arterial road, to be used for no other purpose than landscaping (abutting Keele Street).

Public Correspondence				
*Public correspondence received and considered by the Committee				
Correspondence Type	Name	Address	Date Received (mm/dd/yyyy)	Summary
Public	Concord West Ratepayers Association, Cathy Ferlisi, President	148 Southview Drive Concord	08/17/2022	Letter in Objection

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

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

**Applicant Representation at Hearing:**  
Frank Bellini, Arca Design Inc.

**Persons Before the Committee:**  
The following persons appeared before the Committee of Adjustment in connection with Minor Variance Application A195/22:

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.
Frank Bellini	Applicant Representation		Summary of Application Addressed Letter of Objection.

The following points of clarification raised by the Committee:

Committee Member:	Addressed to:	Point of Clarification:
Chair A. Perrella	Applicant Representation	Expressed concerns regarding parking onsite.
Member A. Antinucci	Building Standards	Requested clarification on whether or not the Zoning By-law permitted outside storage.

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. **A195/22** for 21, 25 Doney Crescent, 7400 and 7500 Keele Street be **REFUSED**.

**For the following Reasons:**  
This application is refused, as it is the opinion of the Committee that this application does not meets all four tests under Section 45(1) of the Planning Act.

**Motion Carried**

Members Opposed: None  
Members Absent from Hearing: None

<b>ITEM: 6.16</b>	<b>FILE NO.: A202/22</b> <b>PROPERTY: 8500 KEELE STREET, VAUGHAN</b>
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File Manager: Pravina Attwala, Administrative Coordinator

Adjournment History: None

Address: 4500 Hwy 7 Vaughan

Applicant: Pine Seven Office Park Inc.

Agent: MHBC Planning Ltd. (Oz Kemal)

Purpose: Relief from the Zoning By-law is being requested to permit a Day Care Centre within Building C (as shown on the plan provided).

The subject lands are zoned **GMU – General Mixed-Use Zone** and subject to the provisions of **Exception 14.310 under Zoning By-law 001-2021, as amended.**

#	Zoning By-law 01-2021	Variance requested
1	A Day Care Centre is not a permitted use. [14.310.1]	To permit a part of Building C as shown on Figure E-578 to be used as a Day Care Centre.

The subject lands are zoned **C1– Restricted Commercial Zone** and subject to the provisions of **Exception 9(523) under Zoning By-law 1-88, as amended.**

	Zoning By-law 1-88	Variance requested
2	A Day Care Centre for adults is not a permitted use. [9(523) ai)]	To permit a part of Building C as shown on Schedule “E-578” to be used to provide for the temporary supervision or care of adults for a portion of a day not exceeding 24 hours.

Public Correspondence				
*Public correspondence received and considered by the Committee				
Correspondence Type	Name	Address	Date Received (mm/dd/yyyy)	Summary
Applicant Representation	MHBC	204 – 442 Brant Street	05/16/2022	Presentation
Public	Elisa Testa on behalf of the Vaughanwood Ratepayers Association	159 Bruce Street	08/17/2022	Letter of Objection

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

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

**Applicant Representation at Hearing:**  
Oz Kemal, MHBC Planning Ltd.

**Persons Before the Committee:**  
The following persons appeared before the Committee of Adjustment in connection with Minor Variance Application A202/22:

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
MHBC Planning Ltd. (Oz Kemal)	Applicant Representation		Summary of Application Addressed Resident Objections
Nicole Troiano	Applicant (Owner)		Provided history of lease and nature of business.
Elisa Testa on behalf of the Vaughanwood Ratepayers Association	Public	159 Bruce St Woodbridge , Ontario L4L 1J3	Opposed to Application  Concerns Raised: <ul style="list-style-type: none"><li>- Reviewed letter of objection</li><li>- Provided extract from May 23, 2018 Council meeting (Item 28, Report No. 18, Study to Amend By-law 1-88 for Persons with Disabilities).</li></ul>

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 capacity of facility.
Chair A. Perrella	Applicant Representation	Requested clarification on number of accessible parking spaces.
Chair A. Perrella	Planning	Requested clarification on Council directive to review By-law 1-88 (Item 28, Report 18, May 23, 2018 extract)
Member R. Buckler	Applicant Representation	Requested clarification on how long the facility has been operating.

Moved By: Member R. Buckler  
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. A202/22 for 4500 Hwy 7, Vaughan be **REFUSED**.

**For the following Reasons:**

This application is refused, as it is the opinion of the Committee that:

1. The general intent and purpose of the Zoning By-law will not be maintained.
2. The proposal is not in keeping with the permitted use of the property.

**Motion Carried**

Members Opposed: None  
Members Absent from Hearing: None

<b>ITEM: 6.17</b>	<b>FILE NO.: A207/22</b> <b>PROPERTY: 1 BALSAMWOOD ROAD, THORNHILL</b>
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File Manager: Lenore Providence, Administrative Coordinator

Adjournment History: None

Address: 1 Balsamwood Rd. Thornhill

Applicant: Rhonda Binstock

Agent: None

Purpose: Relief from the Zoning By-law is being requested to permit the existing deck and hot tub in the rear yard.

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

#	Zoning By-law 01-2021	Variance requested
1	A minimum interior side yard setback of 1.5 metres to the proposed Hot Tub is required. [Section 4.21]	To permit a minimum interior side yard setback of 1.2 metres to the proposed Hot Tub.

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
2	A minimum rear yard setback of 4.2 metres to the proposed deck is required. [T-1114 & 3.14]	To permit a minimum rear yard setback of 3.9 metres to the proposed deck.
3	A minimum interior side yard setback of 1.5 metres to the proposed Hot Tub is required. [Section 4.1.1]	To permit a minimum interior side yard setback of 1.2 metres to the proposed Hot Tub.

Public Correspondence				
*Public correspondence received and considered by the Committee				
Correspondence Type	Name	Address	Date Received (mm/dd/yyyy)	Summary
Public	Anonymous		08/15/2022	Letter in Objection
Public	Anonymous		08/15/2022	Letter in Objection
Public	Anonymous		08/16/2022	Letter in Objection
Applicant / Authorized Agent	Applicant	1 Balsamwood Road	08/16/2022	Response to Public Correspondence
Public	Louis Anastasakos	2 Balsamwood Road	08/16/2022	Letter in Support
Public	Babak Benroozneia	3 Balsamwood Road	08/16/2022	Letter in Support
Public	Aimee & Andrew Berman	4 Balsamwood Road	08/16/2022	Letter in Support
Applicant / Authorized Agent	Applicant	1 Balsamwood Road	08/16/2022	Photos

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:**  
Rhonda Binstock

**Persons Before the Committee:**  
The following persons appeared before the Committee of Adjustment in connection with Minor Variance Application A207/22:

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.
Rhonda Binstock	Applicant Representation		Summary of Application Addressed Letters of Objection

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. A207/22for 1 Balsamwood Road, 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

**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 7:34 p.m., and the next regular meeting will be held on September 22, 2022.

**Motion Carried**

**August 18, 2022 Meeting Minutes to be approved at the September 22, 2022 Committee of Adjustment Hearing.**

**Chair:**

**Secretary Treasurer:**