

	Committee of Adjustment Minutes Hearing Date: Sep 22, 2022 Time: 6:00 p.m. *To obtain the audio/video recording of the minutes please email cofa@vaughan.ca . In the event of technical difficulties an audio/video recording may not be available.
DRAFT	
Committee Member & Staff Attendance	
Committee Members:	Assunta (Sue) Perrella (Chair) Stephen Kerwin (Vice-Chair) Adolfo Antinucci Robert Buckler Hao (Charlie) Zheng
Secretary Treasurer: Administrative Coordinator in Attendance: Zoning Staff in Attendance:: Planning Staff in Attendance::	Christine Vigneault Lenore Providence, Pravina Attwala Catherine Saluri Joshua Cipolletta
Members / Staff Absent:	None

Disclosure of Pecuniary Interest

Member	Nature of Interest
N/A	N/A

Adoption of August 18, 2022, Minutes

Required Amendment	Page Number
N/A	N/A

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

THAT the minutes of the Committee of Adjustment Meeting of Thursday, August 18, 2022, be adopted as circulated.

Motion Carried.

Adjournments / Deferrals from the Sep 22, 2022 Hearing:

Item Number	Application Number/Address	Adjournment Date	Reason for Adjournment
11	A157/22 (106 Flatbush Avenue)	October 27, 2022	Address planning recommendations
13	A170/22 (48 Rolling Green)	October 27, 2022	Accommodate of issuance of statutory public notice
20	A218/22 (17 Jarrett Court)	October 27, 2022	Permit time for applicant to make revisions to application

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 6.1 – 6.3 (B011/22, A171/22, A201/22, 4840 & 4850 Firglen Ridge)
Item 6.7 (A028/22, 236 Firglen Ridge)
Item 6.9 (A135/22, 103 Castlepoint Drive)
Item 6.15 (A189/22, 44 Lucky Court)
Item 6.16 (A193/22, 58 Keatley Drive)
Item 6.17 (A198/22, 141 Stonebriar Drive)
Item 6.18 (A208/22, 33 Sisley Crescent)
Item 6.19 (A213/22, 380 Velmar Drive)
Item 6.22 (A222/22, 256 Arnold Avenue)
Item 6.24 (A226/22, 19 Granary Road)

Approval of Items Not Requiring Separate Discussion

6.4 – 6.6	B012/22, A172/22, A173/22	88 Hurricane Avenue, Woodbridge
6.8	A114/22	8 Old Humber Crescent, Kleinburg
6.10	A156/22	154 Cunningham Drive, Maple
6.12	A165/22	96 Templewood Cres, Woodbridge
6.14	A181/22	21 Dunrobin Crescent, Kleinburg
6.21	A221/22	169 Cityview Blvd, Woodbridge
6.23	A223/22	262 Grand Vellore Crescent, Woodbridge
6.25	A227/22	203 Via Toscana, Woodbridge
6.26	A228/22	41 Card Lumber Crescent, Kleinburg
6.27	A231/22	33 Daniel Bram Drive, Maple
6.28	A241/22	60 Wings Road, Unit #3, Woodbridge
6.29	A244/22	38 Autumn Grove Court, Kleinburg

Moved By: Member A. Antinucci

Seconded By: Vice Chair S. Kerwin

THAT the above items DO NOT require separate discussion; and

I move to approve all items not requiring separate discussion as confirmed by the Secretary Treasurer, together with all recommended conditions of approval contained in the reports, as these applications are considered to conform to Section 45, 51 and 53 of the Planning Act and meets the four tests.

CARRIED

ITEM: 6.1	FILE NO.: B011/22 PROPERTY: 4850 King-Vaughan Road, Vaughan
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File Manager: Lenore Providence, Administrative Coordinator

Adjournment History: None

Applicant: The Estate of Teresa Montemarano, Saverio Montemarano and Giuseppina Cipollone

Agent: Bousfields Inc. (Michael Bissett)

Purpose: Consent is being requested to sever a parcel of land for residential purposes, as a lot addition, to be merged on title with the abutting lands to the south, municipally known as 4840 King-Vaughan Road (shown as Part 3 on the draft plan), reserving an easement for access (vehicular and pedestrian) over the severed (servient) land (Part 4) in favour of the retained (dominant) land (Part 1).

The lands to be severed are approximately 4,686 square metres (Part 2 and 4 on the draft plan). The retained parcel of land (Part 1) is approximately 175,730 square meters has frontage onto King Vaughan Road. The easement is being requested to provide access over the existing shared driveway to the two existing homes on the existing parcels.

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	Irene Ford-Zeppieri	Not provided	09/22/2022	Letter of Objection

Staff & Agency Correspondence (Addendum) * Processed as an addendum to the Staff Report	
Department: Planning Nature of Correspondence: Planning Report Date Received: September 20, 2022	

Applicant Representation at Hearing:
Alex Beale

Persons Before the Committee:
The following persons appeared before the Committee of Adjustment in connection with Minor Variance Application B011/22:

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.
Alex Beale	Applicant Representation		Summary of Application Addressed Letter of Objection

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

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

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

THAT Application No. B011/22 for 4850 King-Vaughan Road, Vaughan be **APPROVED**, in accordance with the drawings and plans submitted with the application and subject to the following conditions:

#	DEPARTMENT / AGENCY	CONDITION(S) DESCRIPTION
<p>All conditions of approval, unless otherwise stated, are considered to be incorporated into the approval “if required”. If a condition is no longer required after an approval is final and binding, the condition may be waived by the respective department or agency requesting conditional approval. A condition cannot be waived without written consent from the respective department or agency.</p> <p>Conditions must be fulfilled <u>two years</u> from the date of the giving of the Notice of Decision, failing which this application shall be deemed to be refused. Section 53(41), The Planning Act R.S.O., 1990</p>		
1	Committee of Adjustment christine.vigneault@vaughan.ca	<ol style="list-style-type: none">1. That the applicant’s solicitor confirm the legal description of both the severed and retained land.2. That the applicant provides two (2) full size copies of the deposited plan of reference of the entire land which conforms substantially with the application as submitted.3. That the applicant provide an electronic copy of the deposited reference plan to cofa@vaughan.ca4. Payment of the Certificate Fee as provided on the City of Vaughan’s Committee of Adjustment Fee Schedule.5. That Minor Variance Applications A171/22 & A201/22 are approved by the Committee of Adjustment and become final and binding.
2	Development Engineering farzana.khan@vaughan.ca	<ol style="list-style-type: none">1. The Owner/applicant shall prepare and register a reference plan at their expense showing all easements to the satisfaction of Development Engineering Department (DE) for the Subject Lands applicable to the Consent Application. The Owner/applicant shall submit a draft reference plan to DE for review prior to deposit with the Land Registry. The Owner/applicant shall submit the deposited reference plan to DE in order to clear this condition.2. The Owner/applicant shall provide proof of an agreement or easement documents between the property owners of the severed and retained lands including sufficient language to clearly describe the nature of the shared servicing and /or access easements, all to the satisfaction of Development Engineering. The easement agreement should indicate that the owners are responsible to ensure proper maintenance and repairs in the easement.
3	Development Finance nelson.pereira@vaughan.ca	The owner shall pay all property taxes as levied. Payment is to be made by certified cheque, to the satisfaction of the City of Vaughan Financial Planning and Development Finance Department (contact Nelson Pereira to have this condition cleared).

For the following Reasons:

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

The proposal conforms to the City of Vaughan Official Plan.

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

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

Motion Carried

Members Opposed: None

Members Absent from Hearing: None

ITEM: 6.2	FILE NO.: A171/22 PROPERTY: 4850 King-Vaughan Road, Vaughan
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File Manager: Lenore Providence, Administrative Coordinator

Adjournment History: None

Address: 4850 King-Vaughan Road, Vaughan

Applicant: Saverio Montemarano and The Estate of Teresa Montemarano, Saverio Montemarano and Giuseppina Cipollone

Agent: Alex Beale

Purpose: Relief from the Zoning By-law is being requested to permit the existing one-storey vinyl shed located on Part 2 of the draft reference plan submitted with the application and to facilitate related Consent Application B011/22.

Parts 2, 3 and 4 on the draft plan are to be consolidated into one parcel subject to the approval of B011/22.

The subject lands, as identified as Part 2, 3, and 4 in the proposed survey plan, all combined, are zoned A – Agriculture Zone and subject to the provisions of Exception 14.472 under Zoning By-law 001-2021, as amended.

#	Zoning By-law 01-2021	Variance requested
1	The minimum rear yard setback is 15.0m. [Section 4.1.2.2]	To permit a minimum rear yard setback of 1.75m (one storey vinyl accessory structure) and to permit a minimum rear yard setback of 1.34m (shed on the north-east corner of lot labeled as Part 2).

The subject lands are zoned A – Agricultural and subject to the provisions of Exception 9(767) under Zoning By-law 1-88, as amended.

#	Zoning By-law 1-88	Variance requested
2	The minimum required rear yard requirement is 15.0m. [Schedule A]	To permit a minimum rear yard setback of 1.75m (one storey vinyl accessory structure) and to permit a minimum rear yard setback of 1.34m (shed on the north-east corner of lot labeled as Part 2).

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	Irene Ford-Zeppieri	Not provided	09/22/2022	Letter of Objection

Staff & Agency Correspondence (Addendum)	
* Processed as an addendum to the Staff Report	
Department: Planning	
Nature of Correspondence: Planning Report	
Date Received: September 20, 2022	

Applicant Representation at Hearing:
Alex Beale

Persons Before the Committee:

The following persons appeared before the Committee of Adjustment in connection with Minor Variance Application A171/22:

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.
Alex Beale	Applicant Representation		Summary of Application Addressed Letter of Objection

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

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

That in the matter of an application under Section 45(1) of the Planning Act, R.S.O. 1990, c.P13, as amended:
THAT Application No. A171/22 for 4850 King-Vaughan Road, Vaughan be **APPROVED**, in accordance with the drawings and plans submitted with the application and subject to the following conditions:

#	DEPARTMENT / AGENCY	CONDITION(S) DESCRIPTION
All conditions of approval, unless otherwise stated, are considered to be incorporated into the approval “ if required ”. If a condition is no longer required after an approval is final and binding, the condition may be waived by the respective department or agency requesting conditional approval. A condition cannot be waived without written consent from the respective department or agency. It is the responsibility of the owner/applicant and/or authorized agent to obtain and provide a clearance letter from respective department and/or agency (see condition chart below for contact). This letter must be provided to the Secretary-Treasurer to be finalized. All conditions must be cleared prior to the issuance of a Building Permit.		
1	Committee of Adjustment christine.vigneault@vaughan.ca	That Consent Application B011/22 receive final certification from the Secretary Treasurer and be registered on title. A copy of the registered transfer confirming registration of the Certificate of Official must be provided to the Secretary Treasurer to satisfy this condition.
2	Development Engineering farzana.khan@vaughan.ca	The variance application A171/22 and A201/22 shall be approved in conjunction or following the approval of consent application B011/22.

For the following Reasons:

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

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

Motion Carried

Members Opposed: None
Members Absent from Hearing: None

ITEM: 6.3	FILE NO.: A201/22 PROPERTY: 4850 King-Vaughan Road, Vaughan
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File Manager: Lenore Providence, Administrative Coordinator

Adjournment History: None

Address: 4850 King Vaughan Road, Vaughan

Applicant: Saverio Montemarano and The Estate of Teresa Montemarano, Saverio Montemarano and Giuseppina Cipollone

Agent: Alex Beale

Purpose: Relief from the Zoning By-law is being requested to permit reduced lot area and the existing dwelling on the retained land to facilitate Consent Application B011/22. Relief i0s also being requested to permit access to a driveway and public road through an abutting private property.

The subject lands, as identified as Part 1 in the proposed survey plan, are zoned A – Agriculture Zone and subject to the provisions of Exception 14.472 under Zoning By-law 001-2021, as amended.

#	Zoning By-law 01-2021	Variance requested
1	The minimum lot area is 40.00 Ha. [Section 4.1.2.2]	To permit a minimum lot area of 17.57 Ha.
2	The minimum interior side yard shall be 9.0 m. [Table 12-3]	To permit a minimum interior side yard setback of 6.89m.
3	Driveway: Means a vehicular accessway which provides access from a public road or private road to parking spaces, loading spaces or drop-off areas. [Section 3: Definitions]	To permit a driveway providing access to parking spaces from a public road through an abutting private property.
4	A parking space, barrier-free parking space or loading space shall have direct access to a driveway, aisle, road or lane. Where access to a parking space, barrier-free parking space, or loading space is provided by a driveway or aisle, the driveway or aisle shall have direct access to a road or lane.[Section 6.1.2]	To permit the driveway to have access to a public road through an abutting private property.

The subject lands are zoned A – Agricultural and subject to the provisions of Exception 9(767) under Zoning By-law 1-88, as amended.

	Zoning By-law 1-88	Variance requested
5	The minimum required interior yard setback is 9.0m. [Schedule A]	To permit a minimum required interior yard setback of 6.89m.
6	DRIVEWAY - Means a vehicular accessway providing access from a public highway to a building or property, a loading space, a parking area or a garage. [Section 2: Definitions]	To permit a driveway providing access through the abutting private property to access the public highway.

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	Irene Ford-Zepplieri	Not provided	09/22/2022	Letter of Objection

Staff & Agency Correspondence (Addendum) * Processed as an addendum to the Staff Report	
Department: Planning	
Nature of Correspondence: Planning Report	
Date Received: September 20, 2022	

Applicant Representation at Hearing:
Alex Beale

Persons Before the Committee:
The following persons appeared before the Committee of Adjustment in connection with Minor Variance Application A201/22:

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.
Alex Beale	Applicant Representation		Summary of Application Addressed Letter of Objection

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

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

That in the matter of an application under Section 45(1) of the Planning Act, R.S.O. 1990, c.P13, as amended:
THAT Application No. A201/22 for 4850 King Vaughan Road, Vaughan be **APPROVED**, in accordance with the drawings and plans submitted with the application and subject to the following conditions:

#	DEPARTMENT / AGENCY	CONDITION(S) DESCRIPTION
All conditions of approval, unless otherwise stated, are considered to be incorporated into the approval “if required”. If a condition is no longer required after an approval is final and binding, the condition may be waived by the respective department or agency requesting conditional approval. A condition cannot be waived without written consent from the respective department or agency. It is the responsibility of the owner/applicant and/or authorized agent to obtain and provide a clearance letter from respective department and/or agency (see condition chart below for contact). This letter must be provided to the Secretary-Treasurer to be finalized. All conditions must be cleared prior to the issuance of a Building Permit.		
1	Committee of Adjustment christine.vigneault@vaughan.ca	1. That Consent Application B011/22 receive final certification from the Secretary Treasurer and be registered on title. A copy of the registered transfer confirming registration of the Certificate of Official must be provided to the Secretary Treasurer to satisfy this condition. 2. That a Surveyors Certificate confirming lot area is submitted.
2	Development Engineering farzana.khan@vaughan.ca	The variance application A171/22 and A201/22 shall be approved in conjunction or following the approval of consent application B011/22.

For the following Reasons:

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

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

Motion Carried

Members Opposed: None

Members Absent from Hearing: None

ITEM: 6.7	FILE NO.: A028/22 PROPERTY: 236 FIRGLEN RIDGE, WOODBRIDGE
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File Manager: Adriana Bozzo, Administrative Coordinator

Adjournment History: None

Address: 236 Firglen Ridge, Woodbridge

Applicant: Frank and Sofia Bruno

Agent: Contempo Studio (Marin Zabzuni)

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

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

#	Zoning By-law 01-2021	Variance requested
1	A minimum rear yard of 12 metres is required. [Table 7-3]	To permit a minimum rear yard of 5.39 metres to a dwelling with a covered and excavated concrete deck.
2	Access stairs, open, unenclosed are permitted to encroach to a maximum of 1.8 metres into a required rear yard of 12 metres. [4.13] (12 m - 1.8 m = 10.2 m required rear setback)	To permit a maximum encroachment of 7.24 metres to access stairs, open, unenclosed, which provides access to a covered platform (covered concrete deck) into the required rear yard (12 m - 4.76 m rear setback).
3	Access stairs, open, unenclosed are permitted to encroach to a maximum of 1.8 metres into a required rear yard of 12 metres. [4.13] (12 m - 1.8 m = 10.2 m required rear setback)	To permit a maximum encroachment of 7.98 metres to access stairs, open, unenclosed (basement walk-up) into the required rear yard. (12 m - 4.02 m rear setback).
4	A maximum driveway width of 9.0 metres is permitted for a lot with a lot frontage 12.0 metres and greater. [Table 6-11]	To permit a maximum driveway width of 11.12 metres on the lot.
5	A maximum lot coverage of 20% is permitted for a two storey dwelling. [Exception 14.67]	To permit a maximum lot coverage of 30.67%.
6	Where lot frontage is 12.0 m or greater, the minimum landscape requirement shall be 50%, of which 60% shall be soft landscaping. (228.18 m2 front area x 50% = 114.06 m2 front yard landscape required) [4.19.1 Note 2b]	To permit a minimum of 45.40% (103.57m2) landscaped front yard.

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

	Zoning By-law 1-88	Variance requested
7	A minimum rear yard setback of 7.5 metres is required. [Schedule A]	To permit a minimum rear yard setback of 5.39 metres to a dwelling with a covered and excavated concrete deck.
8	A maximum lot coverage of 20% is permitted for a two storey dwelling. Exception 9(145).	To permit a maximum lot coverage of 30.60%.
9	A maximum driveway width of 9 metres is permitted for a lot with a lot frontage 12.0 metres and greater. [4.1.4 f v]	To permit a maximum driveway width of 11.12 metres on the lot.
10	The maximum width of a driveway at the street curb and a curb cut shall be six (6) metres. [4.1.4 f i]	To permit a maximum driveway width at the street curb and curb cut of 11.12 metres.
11	The portion of the driveway between the street line and the street curb shall not exceed six (6) metres in width. [4.1.4 f iii]	To permit the portion of the driveway between the street line and the street curb to be 11.12 metres in width.

	Zoning By-law 1-88	Variance requested
12	A maximum building height of 9.5 metres is permitted. [Schedule A]	To permit a maximum building height of 9.80 metres
13	A maximum encroachment of 1.8 metres is permitted (7.5 m -1.8 m = 5.7 m required rear setback). [3.14 c]	To permit a maximum encroachment of 3.48 metres from the rear lot line to the closest part of the basement walkup (7.5 m - 4.02 m setback).
14	A maximum encroachment of 1.8 metres is permitted (7.5 m -1.8 m = 5.7 m required rear setback). [3.14 c]	To permit a maximum encroachment of 2.74 metres from the rear lot line to the closest part of the closest step of an uncovered and unexcavated stairway attached to a covered and excavated concrete deck. (7.5 m - 4.76 m setback).
15	The lot frontage for lots 12.0 m and greater shall be comprised of a Minimum of 50% landscaped front yard, and a minimum sixty percent (60%) of the Minimum Landscaped Front or Exterior side yard shall be soft landscaping (228.18 m2 front area x 50% = 114.06 m2 front yard landscape required) [4.1.4 f v, Note 2]	To permit a minimum of 45.40% (103.57m2) landscaped front yard.

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

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

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

Applicant Representation at Hearing:
Marin Zabzuni

Persons Before the Committee:
Member Kerwin declared a conflict due to his relationship with a resident participating in the hearing.

The following persons appeared before the Committee of Adjustment in connection with Minor Variance Application A028/22:

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.
Marin Zabzuni	Applicant Representation		Summary of Application Addressed resident comments and concerns.
Rudy Arci (spoke on behalf of residents of 229 & 240 Firglen Ridge)	Public	228, 229 and 240 Firglen Ridge	Opposed to Application Concerns Raised: <ul style="list-style-type: none">Size of DrivewayConsultation with neighboursElimination of on-street parkingWater run off from driveway and snow removal

Name	Position/Title	Address (Public)	Nature of Submission
			<ul style="list-style-type: none">▪ Visual impact▪ Maintenance of grass/weeds
William Elyas	Public	229 Firglen Ridge	Opposed to Application Concerns Raised: <ul style="list-style-type: none">▪ Width of driveway▪ Loss of trees

The following points of clarification were requested by the Committee:

Committee Member:	Addressed to:	Point of Clarification:
Chair A. Perrella	Applicant Representation	Clarified if the applicant would be agreeable to adjourn the application to address neighbour comments and concerns.

Moved By: Member R. Buckler
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. A028/22 for 236 Firglen Ridge, Woodbridge be **ADJOURNED** to the October 27, 2022 hearing to permit time for discussions with the neighbours.

Motion Carried

Members Opposed: None
Members Absent from Hearing: Vice Chair S. Kerwin (Declared conflict and left the hearing)

ITEM: 6.9	FILE NO.: A135/22 PROPERTY: 103 CASTLEPOINT DRIVE, WOODBRIDGE
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File Manager: Lenore Providence, Administrative Coordinator

Adjournment History: July 7, 2022; August 18, 2022

Address: 103 Castlepoint Drive, Woodbridge

Applicant: Manjit Ghotra Harjit Singh

Agent: Rob Jeffries

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

The subject lands are zoned **R3(EN) – Third Density Residential Zone (Established Neighbourhood)** and subject to the provisions of **Exception 14.423 under Zoning By-law 001-2021, as amended.**

#	Zoning By-law 01-2021	Variance requested
1	A balcony, for single detached dwelling, may encroach 1.5 m into the required rear yard but in no case shall a balcony project greater than 3.0 beyond a main wall. [4.13, Table 4-1]	To permit the balcony in the rear yard to project a maximum of 3.1 metres from the rear main wall.
2	The maximum permitted lot coverage is 50%. [7.2.3, Table 7-4]	To permit a maximum lot coverage of 50.21% (42.33% Dwelling, 0.97% Covered Porch and 7.88% Eaves/Soffits).
3	Where lot frontage is 12.0 m or greater, the minimum front yard landscape requirement shall be 50%. [4.19 2.b.]	To permit a minimum of 44.45% of the front yard to be landscaping. REFUSED

The subject lands are zoned **R3 – Residential Zone** and subject to the provisions of **Exception 9(692) under Zoning By-law 1-88, as amended.**

	Zoning By-law 1-88	Variance requested
4	The maximum permitted lot coverage is 40%. [4.1.9, Schedule A]	To permit a maximum lot coverage of 43.30% (42.33% Dwelling, 0.97% Covered Porch).
5	Porches and balconies which are uncovered, unexcavated and unenclosed may extend into a required rear yard to a maximum of 1.8 metres. [3.14 c)]	To permit a deck to extend into the required rear yard a maximum of 2.45 metres.
6	No garage or carport shall be constructed with dimensions less than 3.0 metres by 6.0 metres measured from the interior walls. [4.1.4 e)]	To permit the garage to be constructed with the minimum dimensions of 3.0 metres by 5.94 metres measured from the interior walls.
7	The maximum width of a driveway at the street curb and a curb cut shall be six (6) metres. [4.1.4 f) i)]	To permit a maximum width of a driveway at the street curb and a curb cut to be 7.62 metres.
8	The portion of the driveway between the street line and the street curb shall not exceed six (6) metres in width. [4.1.4 f) iii)]	To permit the portion of the driveway between the street line and the street curb to be 7.62 metres in width.
9	The Lot Frontage for Lots 12.0 m and greater shall be comprised of a Minimum of 50% Landscaped Front yard. [4.1.4 f) v) (2)]	To permit a minimum of 44.45% of the front yard to be landscaping. REFUSED

Public Correspondence				
*Public correspondence received and considered by the Committee				
Correspondence Type	Name	Address	Date Received (mm/dd/yyyy)	Summary
Public	Benny Bamrah	99 Castlepoint Dr	08/17/2022	Letter in Objection
Public	Ijaz Ahmad	107 Castlepoint Dr	09/12/2022	Letter in Support
Public	Sabrina Altomare	131 Castlepoint Dr	09/12/2022	Letter in Support
Public	Raymond Commisso	123 Castlepoint Dr	09/12/2022	Letter in Support

Public Correspondence				
*Public correspondence received and considered by the Committee				
Correspondence Type	Name	Address	Date Received (mm/dd/yyyy)	Summary
Public	Michelle and Najiba Amiri	87 Castlepoint Dr	09/12/2022	Letter in Support
Public	Ganesh Kumar	61 Castlepoint Dr	09/12/2022	Letter in Support
Public	Bant Singh Kooner	111 Castlepoint Dr	09/12/2022	Letter in Support
Public	Harvinder Singh	143 Castlepoint Dr	09/12/2022	Letter in 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:
Rob Jefferies

Persons Before the Committee:
The following persons appeared before the Committee of Adjustment in connection with Minor Variance Application A135/22:

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.
Rob Jefferies	Applicant Representation		Summary of Application Responded to resident comments/concerns.
Dhaneshwar Bhamra	Public		Opposed to Application Concerns Raised: <ul style="list-style-type: none">▪ Objected to variances 3 & 9 pertaining to driveway width▪ Reduction in property value▪ Loss of sight lines, safety concerns▪ Visual Impact▪ Impact on snow removal▪ Setting precedence

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 neighbour consultation.
Chair A. Perrella	Planning	Requested clarification on similar approvals in the area.
Chair A. Perrella	Planning	Clarified if the driveway width triggered the landscape variance.
Chair A. Perrella	Applicant Representation	Clarified if the driveway width could be reduced to remove variance 3 & 9.

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. A135/22 for 103 Castlepoint Drive, Woodbridge be **PARTIALLY APPROVED, whereby variances 1 and 2 and 4 to 8, inclusive are APPROVED** in accordance with the drawings and plans submitted with the application and subject to the following conditions:

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

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.

AND THAT Application No. A135/22 for 103 Castlepoint Drive, Woodbridge be **PARTIALLY APPROVED, whereby variances 3 & 9 are REFUSED** for the following reasons:

- 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) are not minor in nature.

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

Motion Carried

Members Opposed: None
Members Absent from Hearing: None

ITEM: 6.15	FILE NO.: A189/22 PROPERTY: 44 LUCKY COURT, WOODBRIDGE
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File Manager: Lenore Providence, Administrative Coordinator

Adjournment History: None

Address: 44 Lucky Court, Woodbridge

Applicant: Angela Fuda

Agent: Sal Crimi

Purpose: Relief from Zoning By-law is being requested to permit the construction of a roof structure in the rear yard as well as to permit the existing shed.

The subject lands are zoned R3(EN) –Residential Zone (Established Neighbourhood) and subject to the provisions of Exception 14.277 under Zoning By-law 001-2021, as amended.

#	Zoning By-law 001-2021	Variance requested
1	The minimum required rear yard setback for the roof structure is 7.5m. Exception 277 T17	To permit a minimum required rear yard setback of 1.02m.
2	The minimum required rear yard setback for the residential accessory structure is 0.60m. Section 4.1.2 1.b.	To permit a minimum rear yard setback for the residential accessory structure of 0.30m.
3	The minimum required interior side yard setback for the residential accessory structure is 1.2m. Exception 277 T17	To permit a minimum required interior side yard setback for the residential accessory structure of 0.30m.

The subject lands are zoned 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
4	The minimum required rear yard setback for the roof structure is 7.5m. Exception 476 T17	To permit a minimum required rear yard setback of 1.02m.
5	The minimum required rear yard setback for the accessory structure is 7.5m. Exception 476 T17	To permit a minimum rear yard setback for the accessory structure of 0.30m
6	The minimum required interior side yard setback for the accessory structure is 1.2m. Exception 476 T17	To permit a minimum required interior side yard setback for the accessory structure of 0.30m.

Public Correspondence				
*Public correspondence received and considered by the Committee				
Correspondence Type	Name	Address	Date Received (mm/dd/yyyy)	Summary
Public	N/A	48 & 50 Lucky Court	09/21/2022	Petition in support of application

Late Public Correspondence				
* Public Correspondence received after the correspondence deadline (Deadline: Noon on the last business day prior to the scheduled hearing)				
Correspondence Type	Name	Address	Date Received (mm/dd/yyyy)	Summary
Public	Irene Ford	Unknown	09/22/2022	Letter of Objection

Staff & Agency Correspondence (Addendum)	
* Processed as an addendum to the Staff Report	
Department: Development Planning	
Nature of Correspondence: Staff Report	
Date Received: September 19, 2022	

Applicant Representation at Hearing:
Sal Crimi

Persons Before the Committee:

The following persons appeared before the Committee of Adjustment in connection with Minor Variance Application A189/22:

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.
Sal Crimi	Applicant Representation		Summary of Application Addressed Letter of Objection

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

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

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

THAT Application No. A189/22 for 44 Lucky Court, Woodbridge be **APPROVED**, in accordance with the drawings and plans submitted with the application and subject to the following conditions:

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

ITEM: 6.16	FILE NO.: A193/22 58 KEATLEY DRIVE, MAPLE
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File Manager: Pravina Attwala, Administrative Coordinator

Adjournment History: None

Address: 58 Keatley Drive, Maple

Applicant: Youbart Yousif

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

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

The subject lands are zoned R3, Third Density Residential Zone and subject to the provisions of Exception 14.1014 under Zoning By-law 001-2021.

#	Zoning By-law 001-2021	Variance requested
1	A minimum rear yard setback of 2.4 m is required for a residential accessory structure (cabana). [4.1.2. b)]	To permit a minimum rear yard setback of 0.64 m for a residential accessory structure (cabana).
2	A minimum interior side yard setback of 2.4 m is required for a residential accessory structure (cabana). [4.1.2 (1)(b)]	To permit a minimum southerly interior side yard setback of 0.61 m for a residential accessory structure (cabana).

The subject lands are zoned RD3, Residential Detached Zone Three, and subject to the provisions of Exception 9(1385) under Zoning By-law 1-88, as amended.

	Zoning By-law 1-88	Variance requested
3	A minimum rear yard setback of 7.5 m is required for an accessory structure (cabana). [4.1.1 c) and Schedule A3]	To permit a minimum rear yard setback of 0.64 m for an accessory structure (cabana).
4	A minimum interior side yard setback of 1.2 m is required for an accessory structure (cabana). [4.1.1 c) and Schedule A3]	To permit a minimum southerly interior side yard setback of 0.61 m for an accessory structure (cabana).

Public Correspondence				
*Public correspondence received and considered by the Committee				
Correspondence Type	Name	Address	Date Received (mm/dd/yyyy)	Summary
Public	Shahab Rashidi	75 Baldry Avenue	09/20/2022	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:
John Ramirez

Persons Before the Committee:
The following persons appeared before the Committee of Adjustment in connection with Minor Variance Application A193/22:

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

Name	Position/Title	Address (Public)	Nature of Submission
			submissions/deputations and recommended conditions of approval.
John Ramirez	Applicant Representation		Summary of Application Addressed letter 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. A193/22 for 58 Keatley Drive, 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. It is the responsibility of the owner/applicant and/or authorized agent to obtain and provide a clearance letter from respective department and/or agency (see condition chart below for contact). This letter must be provided to the Secretary-Treasurer to be finalized. All conditions must be cleared prior to the issuance of a Building Permit.		
1	Development Planning michelle.perrone@vaughan.ca	That the final Landscaping Plan be approved to the satisfaction of the Development Planning Department.
2	Development Engineering ian.reynolds@vaughan.ca	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

ITEM: 6.17	File No.: A198/22 PROPERTY: 141 STONEBRIAR DRIVE, MAPLE
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File Manager: Pravina Attwala, Administrative Coordinator

Adjournment History: None

Address: 141 Stonebriar Drive, Maple

Applicant: Sergey Gedzelman

Agent: Blake Reason

Purpose: Relief from the Zoning By-law is being requested to permit a proposed entrance to support a secondary suite, front yard (hard) landscaping and the existing porch located in the rear yard.

The subject property is zoned R4 (EN)- Fourth Density Residential Zone, subject to the provisions of Exception 14.598 under By-law 001-2021 as amended.

#	Zoning By-law 01-2021	Variance requested
1	When a Doorway is provided in an interior side yard, the minimum setback measured perpendicular from the door to the interior side lot line should be 1.8m. [Exception 14.598.1, Figure T-96]	To permit a minimum setback of 1.23m measured perpendicular from the door to the interior side lot line.
2	A parking space located only in the front or exterior side yard on a hard landscaped area abutting a parking space shall not be used in calculation of required parking for the use on the lot. [Section 4.1.4.h.ii]	To permit a portion of hard landscaped area abutting the parking space located in the front yard in calculation of required parking.
3	Minimum required rear yard setback is 7.5m.[Table T-96]	To permit a minimum rear yard setback of 4.34m.

The subject lands are zoned R4- Residential Zone, subject to the provisions of Exception 9(913) under By-law 1-88, as amended.

	Zoning By-law 1-88	Variance requested
4	When a Doorway is provided in an interior side yard, the minimum setback measured perpendicular from the door to the interior side lot line should be 1.8m. [Exception 9.913. ai) Schedule T-96]	To permit a minimum setback of 1.23m measured perpendicular from the door to the interior side lot line.
5	An area comprised of hard landscape in a manner that distinguishes it from a driveway located on the lot and abutting a private driveway shall not be used in the calculation of required parking spaces where a parking space is located in the front yard or exterior side yard. [Section 4.19.2.b]	To permit a portion of distinguishable hard landscape area abutting a private driveway in the front yard in calculation of required parking spaces.
6	PARKING SPACE - Means a rectangular area measuring at least 2.7 metres by 6.0 metres exclusive of any aisles or ingress and egress lanes, used for the temporary parking of motor vehicles, and shall include a private garage or carport and private driveway leading thereto. [Section 2, Definitions]	To permit a parking space measuring 2.7 metres by 5.94 metres within the private garage.
7	Minimum required rear yard setback is 7.5m. [Table T-96]	To permit a rear yard setback of 4.34m.

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

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

Staff & Agency Correspondence (Addendum)				
* Processed as an addendum to the Staff Report				
Department: Development Planning Nature of Correspondence: Planning Report Date Received: September 15, 2022				

Applicant Representation at Hearing:
Blake Reason

Persons Before the Committee:
The following persons appeared before the Committee of Adjustment in connection with Minor Variance Application A198/22:

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.
Blake Reason	Applicant Representation		Summary of Application Addressed neighbour comments
Salvatore Gagliardi on behalf of Domenic Vivona	Public		Opposed to Application Concerns Raised: <ul style="list-style-type: none">Impact of proposal on future shared fence

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 addition of fence in future.
Chair A. Perrella	Planning	Requested clarification of a future fence on emergency services requirements.

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. A198/22 for 141 Stonebriar Drive, Maple be **APPROVED**, in accordance with the drawings and plans submitted with the application.

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

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

Motion Carried

Members Opposed: None
Members Absent from Hearing: None

ITEM: 6.18	File No.: A208/22 PROPERTY: 33 SISLEY CRESCENT, THORNHILL
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File Manager: Lenore Providence, Administrative Coordinator

Adjournment History: None

Address: 33 Sisley Crescent, Thornhill

Applicant: Shana & Soloman Hindel

Agent: Betz Pools Limited (Paul Guest)

Purpose: Relief from the Zoning By-law is being requested to permit the installation of a proposed pool, related equipment and deck/patio.

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

#	Zoning By-law 001-2021	Variance requested
1	A minimum rear yard setback of 10 metres is required from an OS4, Open Space Woodlot Zone to the proposed swimming pool. [Schedule T-114]	To permit a minimum rear yard setback of 1.55 metres from an OS4, Open Space Woodlot Zone to the proposed swimming pool.
2	A minimum rear yard setback of 8.5 metres is required from an OS4, Open Space Woodlot Zone to the external ground-mounted pool equipment. [Section 4.13 and Schedule T-114]	To permit a minimum rear yard setback of 0.77 metres from an OS4, Open Space Woodlot Zone to external ground-mounted pool equipment.
3	A minimum setback of 10 metres is required from an OS4, Open Space Woodlot Zone to the proposed deck. [Schedule T-114]	To permit a minimum setback of 6.87 metres from an OS4, Open Space Woodlot Zone to a deck.

The subject lands are zoned RV4(WS), Residential Urban Village Zone Four (Wide and Shallow Lot) and subject to the provisions of Exception 9(1063) under Zoning By-law 1-88, as amended.

	Zoning By-law 1-88	Variance requested
4	A minimum rear yard setback of 10 metres is required from an OS4, Open Space Woodlot Zone to the proposed swimming pool. [Schedule T-114]	To permit a minimum rear yard setback of 1.55 metres from an OS4, Open Space Woodlot Zone to the proposed swimming pool.
5	A minimum rear yard setback of 8.5 metres is required from an OS4, Open Space Woodlot Zone to external ground-mounted pool equipment. [Section 3.14 h) and T-114]	To permit a minimum rear yard setback of 0.77 metres from an OS4, Open Space Woodlot Zone to external ground-mounted pool equipment.
6	A minimum setback of 10 metres is required from an OS4, Open Space Woodlot Zone from an OS4, Open Space Woodlot Zone to the proposed deck. [Schedule T-114]	To permit a minimum setback of 6.87 metres from an OS4, Open Space Woodlot Zone to a deck.

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

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

Staff & Agency Correspondence (Addendum) * Processed as an addendum to the Staff Report	
Department: Development Planning	
Nature of Correspondence: Staff Report	
Date Received: September 15, 2022	

Applicant Representation at Hearing:
Paul Guest

Persons Before the Committee:
The following persons appeared before the Committee of Adjustment in connection with Minor Variance Application A208/22:

Name	Position/Title	Address (Public)	Nature of Submission
Christine Vigneault	Secretary Treasurer		Secretary Treasurer reviewed the proposal, confirmed public written submissions/deputations and recommended conditions of approval.
Paul Guest	Applicant Representation		Summary of Application Addressed resident comments/concerns.
Ricki Horowitz	Public	31 Sisley Crescent	Opposed to Application Concerns Raised: <ul style="list-style-type: none">▪ Impact of future construction and access▪ Proximity of development to woodlot▪ Location of pool equipment

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. A208/22 for 33 Sisley Crescent, Thornhill be **APPROVED**, in accordance with the drawings and plans submitted with the application and subject to the following conditions:

#	DEPARTMENT / AGENCY	CONDITION(S) DESCRIPTION
	All conditions of approval, unless otherwise stated, are considered to be incorporated into the approval “if required”. If a condition is no longer required after an approval is final and binding, the condition may be waived by the respective department or agency requesting conditional approval. A condition cannot be waived without written consent from the respective department or agency. It is the responsibility of the owner/applicant and/or authorized agent to obtain and provide a clearance letter from respective department and/or agency (see condition chart below for contact). This letter must be provided to the Secretary-Treasurer to be finalized. All conditions must be cleared prior to the issuance of a Building Permit.	
1	Parks, Forestry and Horticulture Operations andrew.swedlo@vaughan.ca	Applicant/owner shall obtain a “Private Property Tree Removal & Protection” permit through the forestry division prior to any construction works on the subject property.

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

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

Motion Carried

Members Opposed: None
Members Absent from Hearing: None

ITEM: 6.19	File No.: A213/22 PROPERTY: 380 VELMAR DRIVE, WOODBRIDGE
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File Manager: Adriana Bozzo, Administrative Coordinator

Adjournment History: None

Address: 380 Velmar Drive, Woodbridge

Applicant: Dalia Osman

Agent: Frasca Design & Planning (Giorgio Frasca)

Purpose: Relief from the Zoning By-law is being requested to permit an existing shed.

The subject lands are zoned R2A(EN), Second Density Residential Zone (Established Neighbourhood) and subject to the provisions of Exception 14.474 under Zoning By-law 001-2021.

#	Zoning By-law 001-2021	Variance requested
1	A minimum interior side yard of 1.5 m is required to a residential accessory structure (existing shed). [Section 4.1.2. Schedule T-80 of Exception 14.474]	To permit a minimum westerly interior side yard of 0.7 m to a residential accessory structure (existing shed).

The subject lands are zoned R2, Single Family Detached Zone, and subject to the provisions of Exception 9(769) under Zoning By-law 1-88, as amended.

	Zoning By-law 1-88	Variance requested
2	A minimum interior side yard of 1.5 m is required to an accessory building (existing shed). [Section 4.1.1, Schedule T-80 of Exception 9(769)]	To permit a minimum westerly interior side yard setback of 0.7 m to an accessory building (existing shed).
3	An accessory building shall be located entirely in the rear yard. [Section 4.1.1 c) and Section 2, Definitions]	To permit an accessory building (existing shed), as shown in the location on the submitted Site Plan, not to be located entirely in the rear yard.

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

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

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

Applicant Representation at Hearing:
Giorgio Frasca

Persons Before the Committee:
The following persons appeared before the Committee of Adjustment in connection with Minor Variance Application A213/22:

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

Name	Position/Title	Address (Public)	Nature of Submission
			recommended conditions of approval.
Giorgio Frasca	Applicant Representation		Summary of Application Addressed resident comments/concerns
Marzieh Memarzadeh (Mehdi Kaji – Interpreter)	Public	374 Velmar Drive	Opposed to Application Concerns Raised: <ul style="list-style-type: none">▪ Loss of Privacy▪ Loss of Trees▪ Impact on Character of Neighbourhood

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 shed location, height and year built.
Chair A. Perrella	Planning	Requested clarification on similar approvals in area
Vice Chair S. Kerwin	Applicant Representation	Requested clarification when shed will be completed.
Member A. Antinucci	Applicant Representation	Requested clarification on if shed could be relocated to be in line with existing dwelling.
Member R. Buckler	Applicant Representation	Requested clarification on foundation of shed (concrete pad).
Chair A. Perrella	Applicant Representation	Requested clarification if shed height could be reduced.
Member R. Buckler	Applicant Representation	Requested clarification on whether the applicant would be in agreement to an adjournment.

Moved By: Member R. Buckler
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. A213/22for 380 Velmar Drive, Woodbridge be **ADJOURNED to November 17, 2022 or sooner** to permit for discussions with the neighbour and revise proposal if required.

Motion Carried

Members Opposed: None
Members Absent from Hearing: None

ITEM: 6.22	File No.: A222/22 PROPERTY: 256 ARNOLD AVENUE, THORNHILL
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File Manager: Adriana Bozzo, Administrative Coordinator

Adjournment History: None

Address: 256 Arnold Avenue, Thornhill

Applicant: Oren Antebi

Agent: Alison Stickland

Purpose: Relief from the Zoning By-law is being requested to permit the construction of an addition to the existing dwelling and to permit increased maximum driveway/curb width.

The subject lands are zoned R1E(EN) 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 total of both side yards shall not be less than 6.0 metres. [Section 14.403]	To permit a total of both side yards to be not less than 5.9 metres.
2	A maximum lot coverage of 23% is permitted. [Section 7.2.2]	To permit a maximum lot coverage of 27.3%.
3	Circular driveways are permitted to have a maximum combined curb cut width of 9.0 metres. [Section 6.7.4]	To permit a circular driveway with a maximum combined curb cut width of 10.42 metres

The subject lands are zoned R1V 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 total of both side yards shall not be less than 6.0 metres. [Section 9(662)]	To permit a total of both side yards to be not less than 5.9 metres.
5	A maximum lot coverage of 20% is permitted. [Schedule A]	To permit a maximum lot coverage of 27.3%.
6	Circular driveways are permitted to have a maximum combined curb cut width of 9.0 metres. [Section 4.1.4]	To permit a circular driveway with a maximum combined curb cut width of 10.42 metres

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

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

Staff & Agency Correspondence (Addendum)	
* Processed as an addendum to the Staff Report	
Department: Development Planning Nature of Correspondence: Planning Report Date Received: September 16, 2022	

Applicant Representation at Hearing:
Alison Stickland

Persons Before the Committee:
The following persons appeared before the Committee of Adjustment in connection with Minor Variance Application A222/22:

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.
Alison Stickland	Applicant Representation		Summary of Application Addressed resident comments/concerns.
Randy Ai	Public	127 Rodeo Drive	Opposed to Application Comments: <ul style="list-style-type: none">▪ Clarified height of proposed structure▪ Clarified lot coverage▪ Clarified future construction times

The following points of clarification were requested by the Committee:

Committee Member:	Addressed to:	Point of Clarification:
Member R. Buckler	Planning	Requested clarification of similar approvals in the area.

Moved By: Member R. Buckler
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. A222/22 for 256 Arnold Avenue, Thornhill be **APPROVED**, in accordance with the drawings and plans submitted with the application and subject to the following conditions:

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

ITEM: 6.24	File No.: A226/22 PROPERTY: 19 GRANARY ROAD, KLEINBURG
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File Manager: Lenore Providence, Administrative Coordinator

Adjournment History: None

Address: 19 Granary Road, Kleinburg

Applicant: Anne Teresa Riga and Robert Pasutto

Agent: None

Purpose: Relief from the Zoning By-law is being requested to permit the construction of a proposed partially enclosed pavilion. The enclosed portion of the pavilion will support a mechanical room and bathroom.

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

#	Zoning By-law 01-2021	Variance requested
1	The minimum rear yard is 2.4 metres. [4.1.2 1. b.]	To permit a minimum rear yard of 1.0 metre.
2	The minimum interior side yard is 2.4 metres. [4.1.2 1. b.]	To permit a minimum interior side yard of 1.52 metres.
3	The maximum height of an accessory building and residential accessory structure shall be 3.0 m. [4.1.4 1]	To permit the maximum height of the residential accessory structure to be 3.65 metres.
4	Eaves shall not project more than 0.5 metres into a required yard. [4.13, Table 4-1]	To permit the eaves to encroach 0.61 metres into the required interior side yard.
5	In the R1B Zone, any portion of a yard in excess of 135.0 m² shall be comprised of a minimum 60% soft landscape. [4.19.1 1]	To permit the portion of the rear yard in excess of 135.0 m² to be comprised of a minimum of 52% soft landscape.

The subject lands are zoned **R1 – Residential Zone** and subject to the provisions of **Exception 9(563) under Zoning By-law 1-88, as amended.**

	Zoning By-law 1-88	Variance requested
6	The minimum rear yard is 9.0 metres. [9(563 iii), Schedule T-52]	To permit a minimum rear yard of 1.0 metre.
7	Eaves shall not project more than 0.5 metres into a required yard. [3.14 c)]	To permit the eaves to encroach 0.61 metres into the required interior side yard.
8	The nearest part of the roof of any accessory building or structure shall not be more than three (3) metres above finished grade. [4.1.1 b)]	To permit the nearest part of the roof of the accessory to be a maximum of 3.05 metres above finished grade.
9	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. [4.1.2 b)]	To permit the portion of the rear yard in excess of 135.0 sq. m to be comprised of a minimum of 52% soft landscape.

Public Correspondence				
*Public correspondence received and considered by the Committee				
Correspondence Type	Name	Address	Date Received (mm/dd/yyyy)	Summary
Applicant	Applicant		09/01/2022	Justification Letter
Public	Gary and Oliana Angelucci	15 Granary Road	09/05/2022	Letter of Support
Public	Mario Montelleone	200 Treelawn Blvd	09/05/2022	Letter of Support
Public	Marco Noveni	14 Granary Road	09/05/2022	Letter of Support
Public	Ashuin Lachman	198 Treelawn Blvd	09/05/2022	Letter of Support
Public	M. Pugliese	178 Treelawn Blvd	09/05/2022	Letter of Support
Public	Q.Pham	20 Granary Road	09/05/2022	Letter of Support

Public Correspondence				
*Public correspondence received and considered by the Committee				
Correspondence Type	Name	Address	Date Received (mm/dd/yyyy)	Summary
Public	Sam Moretti	26 Granary Road	09/05/2022	Letter of Support
Public	Joe Chimenti	25 Granary Road	09/21/2022	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				
Department: Development Engineering Nature of Correspondence: Engineering comments Date Received: September 21, 2022				
Department: Development Planning Nature of Correspondence: Planning comments Date Received: September 21, 2022				
Department: Building Standards Nature of Correspondence: Zoning comments Date Received: September 21, 2022				

Applicant Representation at Hearing:
Robert Pasutto

Persons Before the Committee:
The following persons appeared before the Committee of Adjustment in connection with Minor Variance Application A226/22:

Name	Position/Title	Address (Public)	Nature of Submission
Christine Vigneault	Secretary Treasurer		Secretary Treasurer reviewed the proposal, confirmed public written submissions/deputations and recommended conditions of approval.
Robert Pasutto	Applicant Representation		Summary of Application Addressed resident comments/concerns
Joe Chimenti	Public	25 Granary Road	Opposed to Application Concerns Raised: <ul style="list-style-type: none">▪ Recommended adjournment to address concerns▪ Property damage▪ Impact of reduced landscaping on drainage▪ Height of structure▪ Visual impact▪ Lack of details on mechanical room▪ Support letters from previous proposal (A086/22)▪ Neighbour consultation

The following points of clarification were requested by the Committee:

Committee Member:	Addressed to:	Point of Clarification:
Member A. Antinucci	Applicant Representation	Requested clarification of similar approvals/structures along Treelawn Blvd.

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. A226/22 for 19 Granary Road, Kleinburg be **APPROVED**, in accordance with the drawings and plans submitted with the application and subject to the following conditions:

#	DEPARTMENT / AGENCY	CONDITION(S) DESCRIPTION
All conditions of approval, unless otherwise stated, are considered to be incorporated into the approval “ if required ”. If a condition is no longer required after an approval is final and binding, the condition may be waived by the respective department or agency requesting conditional approval. A condition cannot be waived without written consent from the respective department or agency.		
It is the responsibility of the owner/applicant and/or authorized agent to obtain and provide a clearance letter from respective department and/or agency (see condition chart below for contact). This letter must be provided to the Secretary-Treasurer to be finalized. All conditions must be cleared prior to the issuance of a Building Permit.		
1	Development Planning Joshua.cipolletta@vaughan.ca	That the final Landscape Plan be approved to the satisfaction of the Development Planning Department.

For the following Reasons:

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

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

Motion Carried

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

Other Business

None

Motion to Adjourn

Moved By: Member A. Antinucci

Seconded By: Vice Chair S. Kerwin

THAT the meeting of Committee of Adjustment be adjourned at 8:23 p.m., and the next regular meeting will be held on October 27, 2022.

Motion Carried

September 22, 2022 Meeting Minutes were approved at the October 27, 2022 Committee of Adjustment Hearing.

Chair:

Secretary Treasurer: