

	Committee of Adjustment Minutes Hearing Date: October 27, 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: Administrative Coordinator in Attendance: Zoning Staff in Attendance: Planning Staff in Attendance:	Christine Vigneault Lenore Providence Pravina Attwala Lindsay Haviland Michelle Perrone
Members / Staff Absent:	None

Disclosure of Pecuniary Interest

Member	Item# - File No.	Address	Nature of Interest
Vice Chair, S.Kerwin	6.4 - A028/22	236 Firglen Ridge, Kleinburg	The Applicant is an acquaintance
Vice Chair, S.Kerwin	6.6 – A179/22	4433, 4455 and 4477 Major Mackenzie Drive, Vaughan	A deputant was known.

Adoption of September 22, 2022 Minutes

Required Amendment	Page Number
N/A	N/A

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

THAT the minutes of the Committee of Adjustment Meeting of Thursday, September 22, 2022, be adopted as circulated.

Motion Carried.

Adjournments / Deferrals from the October 27, 2022 Hearing:

Item Number	Application Number/Address	Adjournment Date	Reason for Adjournment
6.12	A218/22 – 17 Jarrett Court, Maple	December 8, 2022	To allow the applicant to submit revisions and an arborist report.

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
6.4	A028/22	236 Firglen Ridge, Woodbridge
6.6	A179/22	4433, 4455 and 4477 Major Mackenzie Drive, Vaughan
6.8	A185/22	35 Klein's Ridge, Kleinburg
6.10	A213/22	380 Velmar Drive, Woodbridge
6.13	A220/22	365 Firglen Ridge, Woodbridge
6.17	A232/22	217 Roseborough Crescent, Thornhill
6.19	A253/22	12 Humber Forest Court, Woodbridge

Approval of Items Not Requiring Separate Discussion.

Item:	File No:	Property
6.1	B008/22	9711 Huntington Road, Vaughan
6.2	A204/22	9711 Huntington Road, Vaughan
6.3	A205/22	9711 Huntington Road, Vaughan
6.5	A170/22	48 Rolling Green, Kleinburg
6.7	A183/22	11470 Hwy 27, Vaughan
6.9	A210/22	111 Parktree Drive Unit TH63, Maple
6.11	A217/22	488 Vaughan Mills Road, Woodbridge
6.14	A224/22	58 Tremblant Crescent, Kleinburg
6.15	A229/22	85 Rivermill Crescent, Maple
6.16	A230/22	8760 Jane Street Bldg A, Vaughan
6.18	A251/22	2 Donsgrove Court, Thornhill
6.20	A254/22	81 Cherokee Drive, Maple
6.21	A255/22	409 Flamingo Road, Thornhill

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

ITEM: 6.4	FILE NO.: A028/22 PROPERTY: 236 FIRGLEN RIDGE
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File Manager: Adriana Bozzo, Administrative Coordinator

Adjournment History: None

Address: 236 Firglen Rdge. 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 m ² front area x 50% = 114.06 m ² front yard landscape required) [4.19.1 Note 2b]	To permit a minimum of 45.40% (103.57m ²) 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.
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	To permit a maximum encroachment of

	Zoning By-law 1-88	Variance requested
	permitted (7.5 m -1.8 m = 5.7 m required rear setback). [3.14 c]	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				

Member Kerwin declared a conflict of interest (previous deputation known acquaintance) and left the Chambers.

Applicant Representation at Hearing:
Contempo Studio (Marin Zabzuni)

Persons Before the Committee:
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 Provided update on meeting with neighbours.

The following points of clarification were requested by the Committee:

Committee Member:	Addressed to:	Point of Clarification:
Member Antinucci	Planning	Requested clarification on similar variances in the area. In response, staff advised that A258/21 (7 Firglen Ridge) was a comparable approv by the Committee.

Moved By: Member H. Zheng
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. A028/22 for 236 Firglen Rdge. Woodbridge be **APPROVED**, in accordance with the drawings and plans submitted with the application and subject to the following conditions:

#	DEPARTMENT / AGENCY	CONDITION(S) DESCRIPTION
1	Development Planning joshua.cipolletta@vaughan.ca	That the final Tree Preservation Plan be approved to the satisfaction of the Development Planning Department.
2	Development Engineering ian.reynolds@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 apply for a Grading and/or Servicing Permit, please visit City of Vaughan website or contact the Development Engineering Department through email at DEPermits@vaughan.ca .
3	TRCA hamedeh.razavi@trca.ca	That the applicant provides the required fee amount of \$610.00 payable to the Toronto and Region Conservation Authority.

For the following Reasons:

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

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

Motion Carried

Members Opposed: None

Member Declaration of Conflict: S. Kerwin declared a conflict and did not vote on Item 6.4, A028/22 (236 Firglen Ridge).

Members Absent: None

ITEM: 6.6	FILE NO.: A179/22 PROPERTY: 4433, 4455 AND 4477 MAJOR MACKENZIE DRIVE, VAUGHAN
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File Manager: Adriana Bozzo, Administrative Coordinator

Adjournment History: None

Address: 4433, 4455 and 4477 Major Mackenzie Dr. Vaughan

Applicant: Valley Major Developments

Agent: Marcus Martins

Purpose: Relief from the Zoning By-law is being requested to permit proposed Air Conditioning (A/C) Units for Blocks 1 - 7 (as shown on the plans submitted with the application) and to facilitate related development applications DA.15.078 and Z.06.005.

The subject lands are zoned RT (EN) – Townhouse Residential Zone (Established Neighbourhood) and EP - Environmental Protection Zone (Established Neighbourhood) subject to the provisions of Exception 14.1113 under Zoning By-law 001-2021, as amended.

#	Zoning By-law 01-2021	Variance requested
1	Notwithstanding the yard requirements of this By-law: Ground mounted Central Air Conditioner Units and Heat Pump Units shall be permitted to encroach into the required interior side yard a maximum of 1.0 metre. Ground mounted Central Air Conditioner Units and Heat Pump Units shall be permitted to encroach a maximum of 1.5 metres into the required rear yard and exterior side yard. Ground mounted Central Air Conditioner Units and Heat Pump are not permitted to encroach into the required front yard. Table 4-1	For the portion of the lands shown as “AREA A”, on Schedule E-1627A: To permit the ground mounted Central Air Conditioner Units and/or Heat Pump Units to encroach a maximum of 1.0 metre into the required front yard.

The subject lands are zoned RT1 – Residential Townhouse Zone and OS1 - Open Space Conservation Zone subject to the provisions of Exception 9(1496) under Zoning By-law 1-88, as amended.

	Zoning By-law 1-88	Variance requested
2	Notwithstanding the yard requirements of this By-law, external ground-mounted Central Air Conditioner Units shall be permitted in any required interior side yard or rear yard of residential lots: i) Central Air Conditioner and/or Heat Pump Units shall be permitted in the interior side yard with a minimum setback of 0.6 metres. ii) Central Air Conditioner and/or Heat Pump Units are permitted to encroach a maximum of 1.5 metres into the required rear yard, and exterior side yard, provided that the encroachment only occurs on yards having flankage on local roads. Ground mounted Central Air Conditioner Units and Heat Pump are not permitted to encroach into the required front yard. [3.14 h]	For the portion of the lands shown as “AREA A”, on Schedule E-1627A: To permit external ground mounted Central Air Conditioner Units and/or Heat Pump Units to encroach a maximum of 1.0 metre into the required 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				

Member Kerwin declared a conflict of interest (deputant known acquaintance) and left the Chambers.

Applicant Representation at Hearing:
Marcus Martins

Persons Before the Committee:
The following persons appeared before the Committee of Adjustment in connection with Minor Variance Application A179/22:

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.
Marcus Martins	Applicant Representation		Summary of Application Addressed resident concerns
Ralph Canale	Public	157 Petermar Dr Woodbridge , Ontario L4L 1A6	Opposed to Application Concerns Raised: <ul style="list-style-type: none">▪ Impact on back yard▪ Maintaining development as approved by Council▪ Noise▪ Loss of property enjoyment
Connie Vacca	Public	9909 Pine Valley Dr Suite 214 Vaughan , Ontario L4H 4M1	Opposed to Application Concerns Raised: <ul style="list-style-type: none">▪ Impact of development▪ Noise, dust and dirt associated with construction▪ Restriction of pedestrian movement▪ Vehicular movement within development▪ Location of A/C to front property line

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

Moved By: Member H. Zheng
Seconded By: Member A. Antinucci

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

THAT Application No. A179/22 for 4477 Major Mackenzie Dr. Vaughan be **APPROVED**, in accordance with the drawings and plans submitted with the application and subject to the following conditions:

#	DEPARTMENT / AGENCY	CONDITION(S) DESCRIPTION
1	Development Planning michelle.perrone@vaughan.ca	That all comments on Site Development Application DA.17.084 be addressed to the satisfaction of the Development Planning Department.
2	TRCA hamedeh.razavi@trca.ca	That the applicant provides the required fee amount of \$110.00 payable to the Toronto and Region Conservation Authority.

For the following Reasons:

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

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

Motion Carried

Members Opposed: None

Member Declaration of Conflict: S. Kerwin declared a conflict and did not vote on Item 6.6, A179/22 (4433, 4455, 4477 Major Mackenzie Drive).

Members Absent: None

ITEM: 6.8	FILE NO.: A185/22 PROPERTY: 35 KLEIN’S RIDGE, KLEINBURG
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File Manager: Adriana Bozzo, Administrative Coordinator

Adjournment History: None

Address: 35 Klein's Rdge. Kleinburg

Applicant: Julia Grazia Tavernese

Agent: Weston Consulting Group Inc. (Jenna Thibault)

Purpose: Relief from the Zoning By-law is being requested to permit the construction of a proposed single family dwelling with an attached (3 car) garage, a detached (1 car) garage and swimming pool.

The subject lands are zoned RE(EN) – Estate Residential Zone (Established Neighbourhood) and subject to the provisions of Exception 14.19 under Zoning By-law 001-2021, as amended.

#	Zoning By-law 01-2021	Variance requested
1	Minimum required rear yard setback is 15.0m. [Table 7-3]	To permit a minimum rear yard setback of 5.4m.
2	Minimum required exterior side yard setback is 10.0m. [Table 7-3]	To permit a minimum exterior side yard setback of 5.0m.
3	An outdoor swimming pool shall only be permitted in the rear yard of a lot. [Section 4.21.2]	To permit an outdoor swimming pool in the front yard.
4	Where access is provided from a driveway crossing the exterior side lot line, the minimum setback from the exterior side lot line shall be 5.7 m and in no case shall the detached private garage be located closer to an exterior side lot line than the main wall of the dwelling. [Section 4.1.5.4.b]	To permit a minimum exterior side yard setback of 5.0 m for the detached private garage.
5	Where access is provided from a driveway crossing the exterior side lot line, the minimum setback from the exterior side lot line shall be 5.7 m and in no case shall the detached private garage be located closer to an exterior side lot line than the main wall of the dwelling. [Section 4.1.5.4.b]	To permit a detached garage to be located closer to the exterior side lot line than the main wall of the dwelling.
6	The minimum distance between a detached private garage and the nearest part of the principal dwelling shall be 6.0 m where the private garage is accessed via a driveway from the rear lot line or exterior side lot line. [Section 4.1.5.6]	To permit a minimum 2.0m distance between a detached private garage and the nearest part of the principal dwelling.
7	Maximum permitted height of a detached garage is 4.5m. [Section 4.1.5.2]	To permit of a maximum height of 5.9m of the detached garage.
8	A maximum of one detached private garage or an attached private garage shall be permitted on a lot. [Section 4.1.5.1]	To permit two garages (one detached and one attached) on the lot.
9	Minimum required interior side yard setback is 4.5m. [Section 4.5.2.a]	To permit a minimum interior side yard setback of 2.2m.

The subject lands are zoned RR – Rural Residential and subject to the provisions of Exception 9(58) under Zoning By-law 1-88, as amended.

	Zoning By-law 1-88	Variance requested
10	Minimum required rear yard setback is 15.0m. [Schedule A]	To permit a minimum rear yard setback of 5.4m.
11	Minimum required interior side yard setback is 4.5m. [Schedule A]	To permit a minimum interior side yard setback of 2.2m.
12	Minimum required exterior side yard setback is 9.0m. [Schedule A]	To permit a minimum exterior side yard setback of 5.0m.
13	Maximum permitted lot coverage is 10%. [Section A]	To permit a maximum lot coverage of 10.5%.
14	Minimum exterior side yard setback to an	To permit a minimum exterior side yard

	Zoning By-law 1-88	Variance requested
	accessory building (detached garage) is 9.0m. [Section 4.1.1.c]	setback of 5.0 m to an accessory building (detached garage).
15	The maximum height of any accessory building measured from the average finished ground level to the highest point of the said building or structure shall be 4.5 metres. The nearest part of the roof shall not be more than three (3) metres above finished grade. [Section 4.1.1.b)]	To permit a maximum height of proposed detached garage of 5.9 metres to its highest point and 3.4 metres to the nearest part of the roof.
16	A private swimming pool shall be constructed only in the rear yard. [Section 4.1.1. i)]	To permit a private swimming pool in the front yard.

Public Correspondence				
*Public correspondence received and considered by the Committee				
Correspondence Type	Name	Address	Date Received (mm/dd/yyyy)	Summary
Public	Joe Ricci	12 Klein's Ridge	10/12/2022	Letter of Support
Public	Salvatore	28 Klein's Ridge	10/18/2022	Letter of Support
Public	Fernando Di Battista	43 Klein's Ridge	10/13/2022	Letter of Support
Public	Crystal & Nataraj Chettiar	60 Klein's Ridge	10/13/2022	Letter of Support
Public	Tony Dicaro	126 Klein's Ridge	10/2022	Letter of Support
Public	Ricardo Tesan	133 Klein's Ridge	10/2022	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:
Weston Consulting Group Inc. (Jenna Thibault)
Weston Consulting Group Inc. (Ryan Guetter)

Persons Before the Committee:
The following persons appeared before the Committee of Adjustment in connection with Minor Variance Application A185/22:

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.
Jenna Thibault	Applicant Representation		Summary of Application Provided Presentation/Justification Letter

The following points of clarification were requested by the Committee:

Committee Member:	Addressed to:	Point of Clarification:
Vice Chair S. Kerwin	Applicant Representation	Requested clarification on whether there is living space above garage.
Member R. Buckler	Applicant Representation	Requested clarification on use of living space above garage.
Member A. Antinucci	Applicant Representation	Requested clarification on whether the applicant could relocate the garage.

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. **A185/22**, 35 Klein's Ridge, Kleinburg be **PARTIALLY APPROVED** whereby **Variances # 1, 2, 3, 9, 10, 11, 12 and 16** are approved in accordance with the drawings and plans submitted with the application and subject to the following conditions:

#	DEPARTMENT / AGENCY	CONDITION(S) DESCRIPTION
1	Development Planning joshua.cipolletta@vaughan.ca	1. That the final Landscape Plan be approved to the satisfaction of the Development Planning Department. 2. That prior to the issuance of a building permit, the final Landscape Restoration Plan, the appropriate replacement of the trees in the landscape, and the appropriate mitigation measures to protect the remaining woodland trees and to restore the woodland edge be approved to the satisfaction of both the Toronto Region Conservation Authority and the Policy Planning and Special Programs, Environmental Planning staff.
2	Development Engineering ian.reynolds@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. 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 DEPermits@vaughan.ca .
3	Parks, Forestry and Horticulture Operations zachary.quizzetti@vaughan.ca	Applicant/owner shall obtain a "Private Property Tree Removal & Protection" permit through the forestry division prior to any construction works on the subject property.
4	TRCA Kristen.Regier@trca.ca	1. That the applicant provides the required fee amount of \$610.00 payable to the Toronto and Region Conservation Authority. 2. The applicant successfully obtains a permit pursuant to Ontario Regulation 166/06 from TRCA for the proposed works.

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:

1. The general intent and purpose of the by-law will be maintained.
2. The general intent and purpose of the official plan will be maintained.
3. The requested variance(s) is/are acceptable for the appropriate development of the subject lands.
4. The requested variance(s) is/are minor in nature.

AND THAT **Variances 4, 5, 6, 7, 8, 13, 14 and 15** be **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) is/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: None

ITEM: 6.10	File No.: A213/22 PROPERTY: 380 VELMAR DRIVE, WOODBRIDGE
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File Manager: Adriana Bozzo, Administrative Coordinator

Adjournment History: Previously Adjourned from September 22, 2022 meeting.

Address: 380 Velmar Dr. 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 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 minimum interior side yard of 1.5 metres is required [Section 4.1.2.1 a), Table 7-3].	To permit a minimum interior side yard of 0.6 metres.
2	A maximum lot coverage of 30% is permitted [Table 7-3].	To permit a maximum lot coverage of 31.99%
3	In the R1B zone, any portion of a yard in excess of 135.0 m2 shall be comprised of a minimum 60% soft landscape [Section 4.19.1.1].	To permit a minimum of 27% of soft landscape for the area of the rear yard in excess of 135 m2.

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

	Zoning By-law 1-88	Variance requested
4	A minimum rear yard of 7.5 metres is required [Schedule A].	To permit a minimum rear yard of 0.6 metres.
5	A minimum interior side yard of 1.5 metres is required [Schedule A]	To permit a minimum interior side yard of 0.6 metres.
6	A maximum lot coverage of 30% is permitted [Schedule A].	To permit a maximum lot coverage of 31.99%.
7	In an R1 zone, where the area of a rear yard of a lot is greater than 135 sq. m., a minimum of 60% of that portion of the rear yard in excess of 135 sq. m shall be composed of soft landscaping [Section 4.1.2 b)].	To permit a minimum of 27% of soft landscape for the area of the rear yard in excess of 135 m2.

Public Correspondence				
*Public correspondence received and considered by the Committee				
Correspondence Type	Name	Address	Date Received (mm/dd/yyyy)	Summary
Public	Mehdi Kaji	374 Velmar Drive	10/06/22	Opined discrepancy in measurements.

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:
Frasca Design & Planning (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 recommended conditions of approval.
Giorgio Frasca	Applicant Representation		Summary of Application Addressed resident concerns.
Marzieh Memarzadeh & Mehdi Kaji	Public	374 Velmar Dr Vaughan , Ontario L4L 8J6	Opposed to Application Concerns Raised: ▪ Opined discrepancy in setback

The following points of clarification were requested by the Committee:

Committee Member:	Addressed to:	Point of Clarification:
Member Antinucci	Applicant Representation	Clarified whether the applicant could maintain same setback as dwelling.
Chair A. Perrella	Planning	Clarified similar approval in the area. In response, Planning advised A119/22 (39 Velmar Drive) and A442/16 (45 Velmar Drive).

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. A213/22 for 380 Velmar Dr. Woodbridge be **APPROVED**, in accordance with the drawings and plans submitted with the application.

For the following Reasons:

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

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

Motion Carried

Members Opposed: None

Members Absent: None

ITEM: 6.13	FILE NO.: A220/22 PROPERTY: 365 FIRGLEN RIDGE, WOODBRIDGE
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File Manager: Adriana Bozzo, Administrative Coordinator

Adjournment History: None

Address: 365 Firglen Rdge. Woodbridge

Applicant: Vita Diserio

Agent: Michael Persechini

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

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 minimum interior side yard of 1.5 metres is required [Section 4.1.2.1 a), Table 7-3].	To permit a minimum interior side yard of 0.6 metres.
2	A maximum lot coverage of 30% is permitted [Table 7- 3].	To permit a maximum lot coverage of 31.99%
3	In the R1B zone, any portion of a yard in excess of 135.0 m2 shall be comprised of a minimum 60% soft landscape [Section 4.19.1.1].	To permit a minimum of 27% of soft landscape for the area of the rear yard in excess of 135 m2.

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

	Zoning By-law 1-88	Variance requested
4	A minimum rear yard of 7.5 metres is required [Schedule A].	To permit a minimum rear yard of 0.6 metres.
5	A minimum interior side yard of 1.5 metres is required [Schedule A].	To permit a minimum interior side yard of 0.6 metres.
6	A maximum lot coverage of 30% is permitted [Schedule A].	To permit a maximum lot coverage of 31.99%.
7	In an R1 zone, where the area of a rear yard of a lot is greater than 135 sq. m., a minimum of 60% of that portion of the rear yard in excess of 135 sq. m shall be composed of soft landscaping [Section 4.1.2 b)].	To permit a minimum of 27% of soft landscape for the area of the rear yard in excess of 135 m2.

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

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

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

Applicant Representation at Hearing:
Michael Persechini

Persons Before the Committee:
The following persons appeared before the Committee of Adjustment in connection with Minor Variance Application A220/22:

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.
Michael Persechini	Applicant Representation		Summary of Application

The following points of clarification were requested by the Committee:

Committee Member:	Addressed to:	Point of Clarification:
Member H. Zheng	Applicant Representation	Clarified when the pool house was built.
Member A. Antinucci	Applicant Representation	Clarified if applicant could increase soft landscaping.

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. **A220/22** for 365 Firglen Ridge, Woodbridge be **PARTIALLY APPROVED**, whereby **Variances # 1, 2, 4, 5 and 6 are APPROVED** in accordance with the drawings and plans submitted with the application and subject to the following conditions:

#	DEPARTMENT / AGENCY	CONDITION(S) DESCRIPTION
1	Development Engineering ian.reynolds@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. 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 DEPermits@vaughan.ca.

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.

1. The general intent and purpose of the by-law will be maintained.
2. The general intent and purpose of the official plan will be maintained.
3. The requested variance(s) is/are acceptable for the appropriate development of the subject lands.
4. The requested variance(s) is/are minor in nature.

AND THAT Variances # 3 & 7 be 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) is/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: None

ITEM: 6.17	FILE NO.: A232/22 PROPERTY: 217 ROSEBOROUGH CRESCENT, THORNHILL
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File Manager: Lenore Providence, Administrative Coordinator

Adjournment History: None

Address: 217 Roseborough Cr. Thornhill

Applicant: Deborah White

Agent: Pool Craft (Olusola Egunjobi)

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

The subject lands are zoned R4 (EN), Fourth Density Residential Zone under By-law 001-2021 as amended.

#	Zoning By-law 01-2021	Variance requested
1	None	

The subject lands are zoned R4, R4 Residential Zone under By-law 1-88, as amended.

	Zoning By-law 1-88	Variance requested
2	The minimum rear yard setback of accessory building or structure is 7.5 metres. [Subsection 4.1.1 c) and Schedule 'A']	To permit a minimum rear yard setback of 2.91 metres to an accessory structure (cabana).

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

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

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

Applicant Representation at Hearing:
Pool Craft (Olusola Egunjobi)

Persons Before the Committee:
The following persons appeared before the Committee of Adjustment in connection with Minor Variance Application A232/22:

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.
Olusola Egunjobi	Applicant Representation		Summary of Application
Morley Plonka	Public	96 Roseborough Crescent, Thornhill Ontario L4J 4T9	Opposed to Application Concerns Raised: <ul style="list-style-type: none">Submitted photographs indicating that alignment of the pool and cabana were

Name	Position/Title	Address (Public)	Nature of Submission
			incorrect.

The following points of clarification were requested by the Committee:

Committee Member:	Addressed to:	Point of Clarification:
Chair A. Perrella	Applicant Representation	Clarified that height variance is no longer required and has been removed.

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. A232/22for 217 Roseborough Cr. 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
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: None

ITEM: 6.19	FILE NO.: A253/22 PROPERTY: 12 HUMBER FOREST COURT, WOODBRIDGE
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File Manager: Lenore Providence, Administrative Coordinator

Adjournment History: None

Address: 12 Humber Forest Ct. Woodbridge

Applicant: Romina/Anthony Saieva

Agent: Arca Design Inc. (Frank Bellini)

Purpose: Relief from the Zoning By-law is being requested to permit a proposed outdoor kitchen/washroom to be located in the exterior side yard and cabana in the rear yard.

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

#	Zoning By-law 001-2021	Variance requested
1	An accessory building or accessory structure shall not be located closer to an exterior side lot line than the principal building on the lot. (4.1.2, 2.b.)	To permit an accessory building (Outdoor Kitchen and Washroom) to be located closer to an exterior side lot line than the principal building on the lot.
2	The minimum exterior side yard setback required to an accessory building is 4.5 metres. (Table 7-4)	To permit a minimum exterior side yard setback of 2.1 metres to an accessory building (Outdoor Kitchen and Washroom)

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

	Zoning By-law 1-88	Variance requested
3	An accessory building or structure shall be located in the rear yard. (Section 4.1, c)	To permit an accessory building (Outdoor Kitchen and Washroom) to be located in the exterior side yard.
4	The minimum exterior side yard setback required to an accessory building is 2.4 metres. (Schedule ‘A1’)	To permit a minimum exterior side yard setback of 2.1 metres to an accessory building (Outdoor Kitchen and Washroom) to be located in the exterior side yard.
5	The minimum rear yard setback required to an accessory building is 7.5 metres. (Section 4.1, c) and Schedule ‘A1’)	To permit a minimum rear yard setback of 0.91 metres to an accessory building (Cabana)

Public Correspondence				
*Public correspondence received and considered by the Committee				
Correspondence Type	Name	Address	Date Received (mm/dd/yyyy)	Summary
Public	Maria Fabris	Unknown	10/27/2022	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:
Arca Design Inc. (Frank Bellini)

Persons Before the Committee:

The following persons appeared before the Committee of Adjustment in connection with Minor Variance Application A253/22:

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.
Arca Design Inc. (Frank Bellini)	Applicant Representation		Summary of Application Addressed resident concerns
Roberta Spadafora	Public	28 Humber Forest Ct Woodbridge , Ontario L4H 1N3	Opposed to Application Concerns Raised: <ul style="list-style-type: none">▪ Impact of cabana on view▪ Noise▪ Removal of fence
Stephanie Cannata	Public	10 Humber Forest Ct Woodbridge , Ontario L4H 1N3	Opposed to Application Concerns Raised: <ul style="list-style-type: none">▪ Impact of cabana on view of conservation lands▪ Loss of sunlight▪ Loss of enjoyment of back yard
Lori Abittan	Public	15 Humber Forest Ct Woodbridge , Ontario L4H 1N3	Opposed to Application Concerns Raised: <ul style="list-style-type: none">▪ Loss of curb appeal▪ Loss of sunlight▪ Requested clarification on height of cabana.

The following points of clarification were requested by the Committee:

Committee Member:	Addressed to:	Point of Clarification:
Chair A. Perrella	Planning	Requested clarification on similar approvals in area. In response Planning staff provided A156/06 (270 Silverado Trail)
Chair A. Perrella	Applicant Representation	Clarified if applicant willing to meet with neighbours to discuss proposal.

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. A253/22 for 12 Humber Forest Ct. Woodbridge be **ADJOURNED**, to **November 17, 2022 meeting**, to permit time for the applicant to meet with the neighbours.

Motion Carried

Other Business

None

Motion to Adjourn

Moved By: Vice Chair S. Kerwin
Seconded By: Member R. Buckler

THAT the meeting of Committee of Adjustment be adjourned at 7:43 p.m., and the next regular meeting will be held on November 17, 2022.

Motion Carried

October 27, 2022 Meeting Minutes to be approved at the November 17, 2022 Committee of Adjustment Hearing.

Chair:

Secretary Treasurer: