

|                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                            |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                                                                                | <p align="center"><b>Committee of Adjustment Minutes</b></p> <p>Hearing Date: Nov 17, 2022</p> <p>Time: 6:00 p.m.</p>                                                                                                      |
| <p align="center"><b>DRAFT</b></p>                                                                                                                                                                                                                              | <p>*To obtain the audio/video recording of the minutes please email <a href="mailto:cofa@vaughan.ca">cofa@vaughan.ca</a>.</p> <p>In the event of technical difficulties an audio/video recording may not be available.</p> |
| <p align="center"><b>Committee Member &amp; Staff Attendance</b></p>                                                                                                                                                                                            |                                                                                                                                                                                                                            |
| <p>Committee Members:</p>                                                                                                                                                                                                                                       | <p>Assunta (Sue) Perrella (Chair)<br/>                 Stephen Kerwin (Vice-Chair)<br/>                 Adolfo Antinucci<br/>                 Robert Buckler<br/>                 Hao (Charlie) Zheng</p>                  |
| <p>Secretary Treasurer:<br/>                 Administrative Coordinator in Attendance:<br/>                 Administrative Coordinator in Attendance:<br/>                 Zoning Staff in Attendance::<br/>                 Planning Staff in Attendance::</p> | <p>Christine Vigneault<br/>                 Lenore Providence<br/>                 Pravina Attwala<br/>                 Christian Tinney<br/>                 Roberto Simbana</p>                                          |
| <p>Members / Staff Absent:</p>                                                                                                                                                                                                                                  | <p>None</p>                                                                                                                                                                                                                |

**Disclosure of Pecuniary Interest**

| Member | Nature of Interest |
|--------|--------------------|
| N/A    | N/A                |

**Adoption of October 27, 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 October 27, 2022, be adopted as circulated.

**Motion Carried.**

**Adjournments / Deferrals / Withdrawals from the Nov 17, 2022 Hearing:**

| Item Number | Application Number/Address                | Adjournment Date | Reason for Adjournment |
|-------------|-------------------------------------------|------------------|------------------------|
| 6.11        | 73 Powseland Crescent Unit 32, Woodbridge | N/A              | Withdrawn              |

**Call for Items Requiring Separate Discussion**

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

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

| Item: | File No: | Property                           |
|-------|----------|------------------------------------|
| 6.1   | B015/22  | 43 Muzich Place, Woodbridge        |
| 6.2   | A236/22  | 43 Muzich Place, Woodbridge        |
| 6.3   | A237/22  | 43 Muzich Place, Woodbridge        |
| 6.4   | A121/22  | 39 Hillside Avenue, Concord        |
| 6.12  | A253/22  | 12 Humber Forest Court, Woodbridge |
| 6.18  | A265/22  | 120 Klein Mills Road, Kleinburg    |

**Approval of Items Not Requiring Separate Discussion.**

| Item: | File No: | Property                            |
|-------|----------|-------------------------------------|
| 6.5   | A175/22  | 17 Oakbank Road, Thornhill          |
| 6.6   | A197/22  | 31 Lockheed Avenue, Maple           |
| 6.7   | A203/22  | 190 Mattucci Court, Woodbridge      |
| 6.8   | A209/22  | 1176 Rutherford Road, Vaughan       |
| 6.9   | A212/22  | 26 Ridgepoint Road, Kleinburg       |
| 6.10  | A216/22  | 289 Woodgate Pines Drive, Kleinburg |
| 6.13  | A256/22  | 150 Upper Post Road, Maple          |
| 6.14  | A259/22  | 57 Madoc Place, Woodbridge          |
| 6.15  | A262/22  | 117A Crestwood Road, Thornhill      |
| 6.16  | A263/22  | 117B Crestwood Road, Thornhill      |
| 6.17  | A264/22  | 7 Jason Street, Concord             |

Moved By: Member A. Antinucci

Seconded By: S. Kerwin

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 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**

|                  |                                                                          |
|------------------|--------------------------------------------------------------------------|
| <b>ITEM: 6.1</b> | <b>FILE NO.: B015/22</b><br><b>PROPERTY: 43 MUZICH PLACE, WOODBRIDGE</b> |
|------------------|--------------------------------------------------------------------------|

File Manager: Pravina Attwala, Administrative Coordinator

Adjournment History: None

Applicant: Mauro Rossi

Agent: Weston Consulting (Eleni Mermigas, Kayly Robbins)

Purpose: Consent is being requested to sever a parcel of land for residential purposes, approximately 1510.00 square metres and retain a parcel of land approximately 1490.00 square metres. Both the severed and retained land will have frontage onto Muzich Place and the existing single family dwelling will be required to be demolished as a condition of approval.

| <b>Public Correspondence</b>                                    |                   |                          |                                   |                      |
|-----------------------------------------------------------------|-------------------|--------------------------|-----------------------------------|----------------------|
| *Public correspondence received and considered by the Committee |                   |                          |                                   |                      |
| <b>Correspondence Type</b>                                      | <b>Name</b>       | <b>Address</b>           | <b>Date Received (mm/dd/yyyy)</b> | <b>Summary</b>       |
| Public                                                          | Carmine Forgione  | 25 Sugarbush Crt         | 11/07/2022                        | Letter of Opposition |
| Public                                                          | Daniel C. Sienna  | 63 Muzich Place          | 11/08/2022                        | Letter of Support    |
| Public                                                          | Jason Gabriele    | 186 Pine Valley Crescent | 11/08/2022                        | Letter of Support    |
| Public                                                          | Paul Borrelli     | 30 Clubhouse Road        | 11/08/2022                        | Letter of Support    |
| Applicant / Authorized Agent                                    | Weston Consulting |                          | 11/15/2022                        | Presentation         |

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

| <b>Staff &amp; Agency Correspondence (Addendum)</b>                                                                                |
|------------------------------------------------------------------------------------------------------------------------------------|
| * Processed as an addendum to the Staff Report                                                                                     |
| Department: The Regional Municipality of York<br>Nature of Correspondence: Conditional Support<br>Date Received: November 14, 2022 |

**Applicant Representation at Hearing:**

Kayly Robbins

**Persons Before the Committee:**

The following persons appeared before the Committee of Adjustment in connection with Minor Variance Application B015/22:

| <b>Name</b>         | <b>Position/Title</b>    | <b>Address (Public)</b> | <b>Nature of Submission</b>                                                                                                         |
|---------------------|--------------------------|-------------------------|-------------------------------------------------------------------------------------------------------------------------------------|
| Christine Vigneault | Secretary Treasurer      |                         | Secretary Treasurer reviewed the proposal, confirmed public written submissions/deputations and recommended conditions of approval. |
| Kayly Robbins       | Applicant Representation |                         | Summary of Application                                                                                                              |

The following points of clarification were requested by the Committee:

| <b>Committee Member:</b> | <b>Addressed to:</b>     | <b>Point of Clarification:</b>                                           |
|--------------------------|--------------------------|--------------------------------------------------------------------------|
| Member A. Antinucci      | Applicant Representation | Requested clarification on the justification for proposed cabana height. |

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. B015/22 for 43 Muzich Place, 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                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <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><b>Conditions must be fulfilled <u>two years</u> from the date of the giving of the Notice of Decision, failing which this application shall be deemed to be refused. Section 53(41), The Planning Act R.S.O., 1990</b></p> |                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| 1                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Committee of Adjustment<br><a href="mailto:christine.vigneault@vaughan.ca">christine.vigneault@vaughan.ca</a> | <ol style="list-style-type: none"> <li>1. That the applicant’s solicitor confirm the legal description of both the severed and retained land.</li> <li>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.</li> <li>3. That the applicant provide an electronic copy of the deposited reference plan to <a href="mailto:cofa@vaughan.ca">cofa@vaughan.ca</a></li> <li>4. That approval of Minor Variance Applications A236/22 &amp; A237/22 become final and binding.</li> <li>5. Payment of the Certificate Fee as provided on the City of Vaughan’s Committee of Adjustment Fee Schedule.</li> </ol>                                        |
| 2                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Development Planning<br><a href="mailto:joshua.cipolletta@vaughan.ca">joshua.cipolletta@vaughan.ca</a>        | That the conditions pertaining to Minor Variance file A237/22 shall be fulfilled and the variances be in effect.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| 3                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Real Estate<br><a href="mailto:ashley.ben-lolo@vaughan.ca">ashley.ben-lolo@vaughan.ca</a>                     | The applicant shall provide the City with an appraisal report and valuation of the subject land (land only) to be prepared by an accredited appraiser. Payment of a Parkland levy to the City in lieu of the deeding of land for park purposes shall be made if a new lot is being created. Said levy is to be 5% of the appraised market value of the subject land as of the date of the Committee of Adjustment giving notice to the Applicant of the herein decision. Said levy shall be approved by the Director of Real Estate. Payment shall be made by certified cheque only.                                                                                                                                                                                    |
| 4                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Development Engineering<br><a href="mailto:Ian.Reynolds@vaughan.ca">Ian.Reynolds@vaughan.ca</a>               | <ol style="list-style-type: none"> <li>1. The Owner/applicant shall arrange to prepare and register a reference plan at their expense showing all existing and proposed easements to the satisfaction of Development Engineering Department (DE) for the Subject Lands applicable to the Consent Application. The Owner/applicant shall submit the deposited reference plan to DE in order to clear this condition.</li> <li>2. The Owner/applicant shall approach Development Inspection and Lot Grading division of Development Engineering to apply for the required service connections for the severed and retained lands as per city standards, complete with a servicing and lot grading plan. The Owner shall contact the Development Inspection and</li> </ol> |

| # | DEPARTMENT / AGENCY                                                                             | CONDITION(S) DESCRIPTION                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|---|-------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|   |                                                                                                 | Grading Department at <a href="mailto:serviceconnections@vaughan.ca">serviceconnections@vaughan.ca</a> to obtain a cost estimate and pay the applicable fee(s) following confirmation of service connection estimates for installation of required services. All service connection costs including applicable administration fees shall be responsibility of the owner of the retained lands. Service connection application process may take 4-6 weeks, applicant is encouraged to take enough time for allowing to complete the whole process. The Owner/applicant shall submit the confirmation of above to the Development Engineering Department.<br>3. The variance application A236/22 and A237/22 shall be approved final and binding in conjunction with consent application B015/22 |
| 5 | Development Finance<br><a href="mailto:nelson.pereira@vaughan.ca">nelson.pereira@vaughan.ca</a> | 1. The owner shall pay of a Tree Fee, approved by Council as of the date of granting the consent. 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).<br>2. 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).                                                                                                                                                                                                                            |
| 6 | Region of York<br><a href="mailto:Justin.Wong@york.ca">Justin.Wong@york.ca</a>                  | Prior to approval of the consent application, the Region requests that the City of Vaughan confirm through email that adequate water supply and sewage capacity has been allocated for the proposed new lot."                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |

**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

|                  |                                                                          |
|------------------|--------------------------------------------------------------------------|
| <b>ITEM: 6.2</b> | <b>FILE NO.: A236/22</b><br><b>PROPERTY: 43 MUZICH PLACE, WOODBRIDGE</b> |
|------------------|--------------------------------------------------------------------------|

File Manager: Pravina Attwala, Administrative Coordinator

Adjournment History: None

Address: 43 Muzich Place, Woodbridge

Applicant: Mauro Rossi

Agent: Weston Consulting (Eleni Mermigas, Kayly Robbins)

Purpose: Relief from the Zoning By-law is being requested to permit reduced lot area on the severed land to facilitate Consent Application B015/22. Relief is also being requested to permit the construction of a proposed single family dwelling on the severed land and increased maximum driveway width.

**The subject lands are zoned R1A(EN) – First Density Residential Zone (Established Neighbourhood) and subject to the provisions of Exception 14.588 under Zoning By-law 001-2021, as amended.**

| # | Zoning By-law 01-2021                                           | Variance requested                                    |
|---|-----------------------------------------------------------------|-------------------------------------------------------|
| 1 | A maximum building height of 9.5m is permitted. [Table 7-3]     | To permit a maximum building height of 10.02m.        |
| 2 | A maximum driveway width of 9.0m is permitted. [Table 6-11]     | To permit a maximum driveway width of 11.63m.         |
| 3 | A minimum lot area of 3,000m <sup>2</sup> is required. [14.588] | To permit a minimum lot area of 1,510m <sup>2</sup> . |

**The subject lands are zoned R1 – Residential and subject to the provisions of Exception 9(901) under Zoning By-law 1-88, as amended.**

|   | Zoning By-law 1-88                                                       | Variance requested                                           |
|---|--------------------------------------------------------------------------|--------------------------------------------------------------|
| 4 | A maximum building height of 9.5m is permitted. [Schedule A]             | To permit a maximum building height of 10.02m.               |
| 5 | A maximum driveway width of 9.0m is permitted. [Schedule A]              | To permit a maximum driveway width of 11.63m.                |
| 6 | A maximum driveway width of 6.0m at the curb cut is permitted. [4.1.4.f] | To permit a maximum driveway width of 6.70m at the curb cut. |
| 7 | A minimum lot area of 3,000m <sup>2</sup> is required. [9(901)]          | To permit a minimum lot area of 1,510m <sup>2</sup> .        |

| Public Correspondence                                           |                   |                          |                            |                     |
|-----------------------------------------------------------------|-------------------|--------------------------|----------------------------|---------------------|
| *Public correspondence received and considered by the Committee |                   |                          |                            |                     |
| Correspondence Type                                             | Name              | Address                  | Date Received (mm/dd/yyyy) | Summary             |
| Public                                                          | Carmine Forgione  | 25 Sugarbush Crt         | 11/07/2022                 | Letter of Objection |
| Public                                                          | Daniel C. Sienna  | 63 Muzich Place          | 11/08/2022                 | Letter of Support   |
| Public                                                          | Jason Gabriele    | 186 Pine Valley Crescent | 11/08/2022                 | Letter of Support   |
| Public                                                          | Paul Borrelli     | 30 Clubhouse Road        | 11/08/2022                 | Letter of Support   |
| Applicant / Authorized Agent                                    | Weston Consulting |                          | 11/15/2022                 | Presentation        |

| 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                                                                                                                                        |      |         |                            |         |



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

**Applicant Representation at Hearing:**

Kayly Robbins

**Persons Before the Committee:**

The following persons appeared before the Committee of Adjustment in connection with Minor Variance Application A236/22:

| 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. |
| Kayly Robbins       | Applicant Representation |                  | Summary of Application                                                                                                              |

The following points of clarification were requested by the Committee:

| Committee Member:   | Addressed to:            | Point of Clarification:                                                  |
|---------------------|--------------------------|--------------------------------------------------------------------------|
| Member A. Antinucci | Applicant Representation | Requested clarification on the justification for proposed cabana height. |

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. A236/22 for 43 Muzich Place, 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                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <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 (<b>see condition chart below for contact</b>). This letter must be provided to the Secretary-Treasurer to be finalized. All conditions must be cleared prior to the issuance of a Building Permit.</p> |                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| 1                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Committee of Adjustment<br><a href="mailto:christine.vigneault@vaughan.ca">christine.vigneault@vaughan.ca</a> | <ol style="list-style-type: none"> <li>1. That a Surveyors Certificate confirming lot area is submitted.</li> <li>2. That Consent Application B015/22 receive final certification from the Secretary Treasurer and be registered on title. A copy of the registered transfer confirming registration of the Certificate of Official must be provided to the Secretary Treasurer to satisfy this condition.</li> </ol>                                                                                                                                                                                                                                       |
| 2                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Development Engineering<br><a href="mailto:ian.reynolds@vaughan.ca">ian.reynolds@vaughan.ca</a>               | <ol style="list-style-type: none"> <li>1. The Minor Variance application A236/22 shall be approved in conjunction with consent application B015/22</li> <li>2. The Owner/applicant shall submit a revised Lot Grading and/or Servicing Plan to the Development Inspection and Lot Grading division of the City’s Development Engineering Department for final lot grading and/or servicing approval prior to any work being undertaken on the property. Please visit or contact the Development Engineering Department through email at <a href="mailto:DEPermits@vaughan.ca">DEPermits@vaughan.ca</a> or visit the grading permit link provided</li> </ol> |

| #  | DEPARTMENT / AGENCY                                                                    | CONDITION(S) DESCRIPTION                                                                                                                                                      |
|----|----------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|    |                                                                                        | above to learn how to apply for lot grading and/or servicing approval                                                                                                         |
| 3. | Region of York<br><a href="mailto:niranjn.rajevan@york.ca">niranjn.rajevan@york.ca</a> | Prior to the approval of the application, the City of Vaughan shall confirm that adequate water supply and sewage capacity has been allocated for the proposed new dwellings. |

**For the following Reasons:**

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

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

**Motion Carried**

Members Opposed: None

Members Absent from Hearing: None



|                  |                                                                          |
|------------------|--------------------------------------------------------------------------|
| <b>ITEM: 6.3</b> | <b>FILE NO.: A237/22</b><br><b>PROPERTY: 43 MUZICH PLACE, WOODBRIDGE</b> |
|------------------|--------------------------------------------------------------------------|

File Manager: Pravina Attwala, Administrative Coordinator

Adjournment History: None

Address: 43 Muzich Place, Woodbridge

Applicant: Mauro Rossi

Agent: Weston Consulting (Eleni Mermigas, Kayly Robbins & Frank Loprieta)

Purpose: Relief from the Zoning By-law is being requested to permit reduced lot area on the retained land to facilitate Consent Application B015/22. Relief is also being requested to permit the construction of a proposed single family dwelling and cabana and increased maximum driveway width on the retained land.

**The subject lands are zoned R1A(EN) – First Density Residential Zone (Established Neighbourhood) and subject to the provisions of Exception 14.588 under Zoning By-law 001-2021, as amended.**

| # | Zoning By-law 01-2021                                                                                              | Variance requested                                                                                   |
|---|--------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------|
| 1 | A maximum building height of 9.5m is permitted. [Table 7-3]                                                        | To permit a maximum building height of 10.0m.                                                        |
| 2 | A minimum lot area of 3,000m <sup>2</sup> is required. [14.588]                                                    | To permit a minimum lot area of 1,490m <sup>2</sup> .                                                |
| 3 | A maximum building height of 3.0m is permitted for the proposed residential accessory building (Cabana). [4.1.4.1] | To permit a maximum building height of 4.5m for the proposed residential accessory building (Cabana) |

**The subject lands are zoned R1 – Residential and subject to the provisions of Exception 9(901) under Zoning By-law 1-88, as amended.**

|   | Zoning By-law 1-88                                                                                                              | Variance requested                                                                                                  |
|---|---------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------|
| 4 | A maximum lot coverage of 35% is permitted. [Schedule A]                                                                        | To permit a maximum lot coverage of 37.5%.                                                                          |
| 5 | A maximum building height of 9.5m is permitted. [Schedule A]                                                                    | To permit a maximum building height of 10.0m.                                                                       |
| 6 | The maximum width of a driveway at the curb cut shall be 6.0m. [4.1.4.f]                                                        | To permit a maximum driveway width of 7.73m at the curb cut.                                                        |
| 7 | A minimum rear yard setback of 7.5m is required to the proposed accessory building (Cabana). [Schedule A]                       | To permit a minimum rear yard setback of 2.4m to the proposed accessory building (Cabana).                          |
| 8 | A minimum lot area of 3,000m <sup>2</sup> is required. [9(901)]                                                                 | To permit a minimum lot area of 1,490m <sup>2</sup> .                                                               |
| 9 | A maximum height of 3.0m is permitted to the nearest point to the roof for the proposed accessory building. (Cabana). [4.1.1.b] | To permit a maximum height of 3.45m to the nearest point to the roof for the proposed accessory building. (Cabana). |

| Public Correspondence                                           |                  |                          |                            |                     |
|-----------------------------------------------------------------|------------------|--------------------------|----------------------------|---------------------|
| *Public correspondence received and considered by the Committee |                  |                          |                            |                     |
| Correspondence Type                                             | Name             | Address                  | Date Received (mm/dd/yyyy) | Summary             |
| Public                                                          | Carmine Forgione | 25 Sugarbush Crt         | 11/07/2022                 | Letter of Objection |
| Public                                                          | Daniel C. Sienna | 63 Muzich Place          | 11/08/2022                 | Letter of Support   |
| Public                                                          | Jason Gabriele   | 186 Pine Valley Crescent | 11/08/2022                 | Letter of Support   |
| Public                                                          | Paul Borrelli    | 30 Clubhouse Road        | 11/08/2022                 | Letter of Support   |

|                                 |                   |  |            |              |
|---------------------------------|-------------------|--|------------|--------------|
| Applicant /<br>Authorized Agent | Weston Consulting |  | 11/15/2022 | Presentation |
|---------------------------------|-------------------|--|------------|--------------|

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

| <b>Staff &amp; Agency Correspondence (Addendum)</b> |  |  |  |  |
|-----------------------------------------------------|--|--|--|--|
| * Processed as an addendum to the Staff Report      |  |  |  |  |
| Department: Building Standards Department           |  |  |  |  |
| Nature of Correspondence:                           |  |  |  |  |
| Date Received: November 16, 2022                    |  |  |  |  |

**Applicant Representation at Hearing:**

Kayly Robbins and Eleni Mermigas

**Persons Before the Committee:**

The following persons appeared before the Committee of Adjustment in connection with Minor Variance Application A237/22:

| Name                             | Position/Title              | Address (Public) | Nature of Submission                                                                                                                |
|----------------------------------|-----------------------------|------------------|-------------------------------------------------------------------------------------------------------------------------------------|
| Christine Vigneault              | Secretary<br>Treasurer      |                  | Secretary Treasurer reviewed the proposal, confirmed public written submissions/deputations and recommended conditions of approval. |
| Kayly Robbins and Eleni Mermigas | Applicant<br>Representation |                  | Summary of Application                                                                                                              |

The following points of clarification were requested by the Committee:

| Committee Member:   | Addressed to:               | Point of Clarification:                                                  |
|---------------------|-----------------------------|--------------------------------------------------------------------------|
| Member A. Antinucci | Applicant<br>Representation | Requested clarification on the justification for proposed cabana height. |

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. A237/22 for 43 Muzich Place, Woodbridge be **APPROVED**, in accordance with the drawings and plans submitted with the application and subject to the following conditions:

| # | DEPARTMENT / AGENCY                                                                                           | CONDITION(S) DESCRIPTION                                                                                                                                                                                                                                                                                                                                                                                              |
|---|---------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1 | Committee of Adjustment<br><a href="mailto:christine.vigneault@vaughan.ca">christine.vigneault@vaughan.ca</a> | <ol style="list-style-type: none"> <li>1. That a Surveyors Certificate confirming lot area is submitted.</li> <li>2. That Consent Application B015/22 receive final certification from the Secretary Treasurer and be registered on title. A copy of the registered transfer confirming registration of the Certificate of Official must be provided to the Secretary Treasurer to satisfy this condition.</li> </ol> |
| 2 | Development Planning<br><a href="mailto:joshua.cipolletta@vaughan.ca">joshua.cipolletta@vaughan.ca</a>        | <ol style="list-style-type: none"> <li>1. That the final Arborist Report and Tree Preservation Plan be approved to the satisfaction of the Development Planning Department.</li> <li>2. That the final Landscape Plan, which shall include plantings between the proposed cabana and rear lot line, be approved to</li> </ol>                                                                                         |

| # | DEPARTMENT / AGENCY                                                                                                           | CONDITION(S) DESCRIPTION                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|---|-------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|   |                                                                                                                               | the satisfaction of the Development Planning Department.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| 3 | Development Engineering<br><a href="mailto:ian.reynolds@vaughan.ca">ian.reynolds@vaughan.ca</a>                               | <ol style="list-style-type: none"> <li>1. The Minor Variance application A237/22 shall be approved in conjunction with consent application B015/22</li> <li>2. The Owner/applicant shall submit a revised Lot Grading and/or Servicing Plan to the Development Inspection and Lot Grading division of the City's Development Engineering Department for final lot grading and/or servicing approval prior to any work being undertaken on the property. Please visit or contact the Development Engineering Department through email at DEPermits@vaughan.ca or visit the grading permit link provided above to learn how to apply for lot grading and/or servicing approval</li> </ol> |
| 4 | Parks, Forestry and Horticulture Operations<br><a href="mailto:zachary.quizzetti@vaughan.ca">zachary.quizzetti@vaughan.ca</a> | Applicant/owner shall provide an arborist report to the satisfaction of the forestry division.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| 5 | Region of York<br><a href="mailto:niranjan.rajevan@york.ca">niranjan.rajevan@york.ca</a>                                      | Prior to the approval of the application, the City of Vaughan shall confirm that adequate water supply and sewage capacity has been allocated for the proposed new dwellings.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |

**For the following Reasons:**

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

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

**Motion Carried**

Members Opposed: None

Members Absent from Hearing: None

|                      |                                                                          |
|----------------------|--------------------------------------------------------------------------|
| <b>ITEM: A121/22</b> | <b>File No.: A121/22</b><br><b>PROPERTY: 39 HILLSIDE AVENUE, CONCORD</b> |
|----------------------|--------------------------------------------------------------------------|

File Manager: Pravina Attwala, Administrative Coordinator

Adjournment History: None

Address: 39 Hillside Avenue, Concord

Applicant: Li Zhu

Agent: Serouj Kaloustian

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

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

| # | Zoning By-law 001-2021                                                                                                                                                                                                                                                            | Variance requested                                                                                                  |
|---|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------|
| 1 | For any proposed or new replacement dwelling that exceeds the existing height, and is greater than 9.5 m in height, the minimum interior side yard shall be existing interior side yard: in this case, 2.23 metres on the west side, and 4.37 metres on the east side. [4.5 2.b.] | To permit a minimum interior side yard of 2.11 metres on the west side, and 2.68 metres on the east side.           |
| 2 | The maximum permitted building height is 8.5 metres. [4.5 1.b.]                                                                                                                                                                                                                   | To permit a maximum height of 9.61 metres.                                                                          |
| 3 | A retaining wall shall be setback an equal distance to the height of the highest portion of the retaining wall. [4.13, Table 4-1]                                                                                                                                                 | To permit a retaining wall of 2.83 metres in height to be setback 2.41 metres from the west interior side lot line. |
| 4 | The maximum driveway width of a driveway shall be 9.0 metres. [6.7.3, Table 6-11]                                                                                                                                                                                                 | To permit a maximum driveway width of 13.41 metres.                                                                 |
| 5 | The maximum permitted lot coverage is 20%. [7.2.2, Table 7-3]                                                                                                                                                                                                                     | To permit a maximum lot coverage of 25.57%.                                                                         |
| 6 | The maximum permitted encroachment of access stairs is 0.3 metres into the required interior side yard. [Table 4-1]                                                                                                                                                               | To permit access stairs to encroach a maximum of 1.37 metres into the required interior side yard.                  |
| 7 | The maximum permitted encroachment of a balcony is 3.0 metres to project from the main wall. [Table 4-1]                                                                                                                                                                          | To permit a balcony to encroach a maximum of 3.35 metres from the main wall.                                        |

**The subject lands are zoned R1V – Old Village Residential Zone under Zoning By-law 1-88, as amended.**

|    | Zoning By-law 1-88                                                                                                                                                                         | Variance requested                                                                                                  |
|----|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------|
| 8  | The maximum permitted lot coverage is 20%. [4.1.9, Schedule A]                                                                                                                             | To permit a maximum lot coverage of 24.26%.                                                                         |
| 9  | The maximum permitted building height is 9.5 metres. [4.1.9, Schedule A]                                                                                                                   | To permit a maximum building height of 9.61 metres.                                                                 |
| 10 | A retaining wall which exceeds one (1) metre in height must be set back from the nearest property line a distance equal to its height. [4.1.1 j)]                                          | To permit a retaining wall of 2.83 metres in height to be setback 2.41 metres from the west interior side lot line. |
| 11 | The maximum permitted width of the driveway located between a lot line abutting a street and a garage or dwelling wall in either front or exterior side yards is 9.0 metres. [4.1.4 f) v)] | To permit a maximum driveway width of 13.41 metres.                                                                 |

| <b>Public Correspondence</b>                                    |                                  |                                 |                                   |                     |
|-----------------------------------------------------------------|----------------------------------|---------------------------------|-----------------------------------|---------------------|
| *Public correspondence received and considered by the Committee |                                  |                                 |                                   |                     |
| <b>Correspondence Type</b>                                      | <b>Name</b>                      | <b>Address</b>                  | <b>Date Received (mm/dd/yyyy)</b> | <b>Summary</b>      |
| Public                                                          | Cathy Ferlisi                    | President Ratepayer Association | 06/14/2022                        | Letter of objection |
| Public                                                          | Alfredo & Josephine Mastrodicasa | 43 Hillside Ave                 | 06/21/2022                        | Letter of objection |
| Public                                                          | Alfredo & Josephine Mastrodicasa | 43 Hillside Ave                 | 11/15/2022                        | Letter of objection |
| Public                                                          | Sandra Agostino                  | Not provided                    | 11/16/2022                        | Letter of objection |
| Public                                                          | Cathy Ferlisi                    | President Ratepayer Association | 11/15/2022                        | Letter of objection |

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

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

**Applicant Representation at Hearing:**

Serouj Kaloustian

**Persons Before the Committee:**

The following persons appeared before the Committee of Adjustment in connection with Minor Variance Application A121/22:

| <b>Name</b>            | <b>Position/Title</b>    | <b>Address (Public)</b> | <b>Nature of Submission</b>                                                                                                                                                                                                                                                                                                                    |
|------------------------|--------------------------|-------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Christine Vigneault    | Secretary Treasurer      |                         | Secretary Treasurer reviewed the proposal, confirmed public written submissions/deputations and recommended conditions of approval.                                                                                                                                                                                                            |
| Serouj Kaloustian      | Applicant Representation |                         | Summary of Application<br>Address resident concerns/objections.                                                                                                                                                                                                                                                                                |
| Josephine Mastrodicasa | Public                   | 43 Hillside Ave         | Opposed to Application<br><br><b>Concerns Raised:</b> <ul style="list-style-type: none"> <li>▪ Setbacks to side yard (too close)</li> <li>▪ Potential damage to property caused by retaining wall</li> <li>▪ Water run-off, alteration to grading</li> <li>▪ Loss/damage to trees</li> <li>▪ Requested condition regarding grading.</li> </ul> |

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

Moved By: Member H. Zheng

Seconded By: Vice Chair S. Kerwin

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

THAT Application No. A121/22 for 39 Hillside Avenue, Concord be **APPROVED**, in accordance with the drawings and plans submitted with the application and subject to the following conditions:

| # | DEPARTMENT / AGENCY                                                                                                   | CONDITION(S) DESCRIPTION                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|---|-----------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1 | Development Engineering<br><a href="mailto:ian.reynolds@vaughan.ca">ian.reynolds@vaughan.ca</a>                       | The Owner/applicant shall submit a revised Lot Grading and/or Servicing Plan to the Development Inspection and Lot Grading division of the City's Development Engineering Department for final lot grading and/or servicing approval prior to any work being undertaken on the property. Please visit or contact the Development Engineering Department through email at <a href="mailto:DEPermits@vaughan.ca">DEPermits@vaughan.ca</a> or visit the grading permit link provided above to learn how to apply for lot grading and/or servicing approval. |
| 2 | Parks, Forestry and Horticulture Operations<br><a href="mailto:andrew.swedlo@vaughan.ca">andrew.swedlo@vaughan.ca</a> | Applicant shall apply for a tree removal permit through the forestry division                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |

**For the following Reasons:**

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

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

**Motion Carried**

Members Opposed: None

Members Absent from Hearing: None

|                      |                                                                     |
|----------------------|---------------------------------------------------------------------|
| <b>ITEM: A253/22</b> | <b>FILE NO.: A253/22</b><br><b>PROPERTY: 12 HUMBER FOREST COURT</b> |
|----------------------|---------------------------------------------------------------------|

File Manager: Lenore Providence, Administrative Coordinator

Adjournment History: October 27, 2022

Address: 12 Humber Forest Court, Woodbridge

Applicant: Romina Saieva and 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) |
| 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 1.2 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                                                          | Roberta Spadafora and Anna Polsinelli | 28 Humber Forest Ct, Woodbridge | 10/27/2022                 | Letter of Objection |
| Public                                                          | Stephanie Cannata                     | 10 Humber Forest Ct, Woodbridge | 11/01/2022<br>10/27/2022   | Letter of Objection |
| Public                                                          | Robert Cannata                        | 10 Humber Forest Ct, Woodbridge | 10/27/2022                 | Letter of Objection |
| Public                                                          | Lori Abittan                          | 15 Humber Forest Ct, Woodbridge | 10/27/2022                 | Letter of Objection |
| Public                                                          | Maria Fabris                          | Unknown                         | 11/10/2022                 | Letter of Objection |
| Public                                                          | Roberta Spadafora                     | 28 Humber Forest Ct, Woodbridge | 11/11/2022                 | Photographs         |
| Public                                                          | Stephanie Cannata                     | 10 Humber Forest Ct, Woodbridge | 11/15/2022                 | Photographs         |



| <b>Late Public Correspondence</b>                                                                                                              |              |                |                                       |                     |
|------------------------------------------------------------------------------------------------------------------------------------------------|--------------|----------------|---------------------------------------|---------------------|
| * Public Correspondence received after the correspondence deadline<br>(Deadline: Noon on the last business day prior to the scheduled hearing) |              |                |                                       |                     |
| <b>Correspondence Type</b>                                                                                                                     | <b>Name</b>  | <b>Address</b> | <b>Date Received<br/>(mm/dd/yyyy)</b> | <b>Summary</b>      |
| Public                                                                                                                                         | Maria Fabris | Unknown        | 11/17/2022                            | Letter of Objection |

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

**Applicant Representation at Hearing:**

Frank Bellini  
Carmelina Leili, 5 Humber Forest Court

**Persons Before the Committee:**

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

| <b>Name</b>         | <b>Position/Title</b>    | <b>Address (Public)</b>         | <b>Nature of Submission</b>                                                                                                                                                                                                                                                                                                                                      |
|---------------------|--------------------------|---------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Christine Vigneault | Secretary Treasurer      |                                 | Secretary Treasurer reviewed the proposal, confirmed public written submissions/deputations and recommended conditions of approval.                                                                                                                                                                                                                              |
| Frank Bellini       | Applicant Representation |                                 | Summary of Application<br>Responded to resident concerns/objections                                                                                                                                                                                                                                                                                              |
| Stephanie Cannata   | Public                   | 10 Humber Forest Ct, Woodbridge | Opposed to Application<br><br><b>Concerns Raised:</b> <ul style="list-style-type: none"> <li>▪ Provided photos</li> <li>▪ Loss of conservation area</li> <li>▪ Concerns with lowered driveway (impact to property)</li> <li>▪ Size of cabana</li> <li>▪ Obstruction/loss of view/sunlight</li> <li>▪ Blocking of windows at 28 Humber Forest Crescent</li> </ul> |
| Lori Abittan        | Public                   | 15 Humber Forest Ct, Woodbridge | Opposed to Application<br><br><b>Concerns Raised:</b> <ul style="list-style-type: none"> <li>▪ Impact on neighbouring properties</li> <li>▪ Loss of curb appeal</li> <li>▪ Loss of property enjoyment</li> </ul>                                                                                                                                                 |

The following points of clarification were requested by the Committee:

| <b>Committee Member:</b> | <b>Addressed to:</b>     | <b>Point of Clarification:</b>                                                                               |
|--------------------------|--------------------------|--------------------------------------------------------------------------------------------------------------|
| Member R. Buckler        | Applicant Representation | Requested clarification on the changes made to address resident comments.                                    |
| Committee                | Secretary Treasurer      | Requested clarification on including a condition of approval regarding tree planting for screening purposes. |

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. A253/22 for 12 Humber Forest 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                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|---|-------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1 | Development Engineering<br><a href="mailto:ian.reynolds@vaughan.ca">ian.reynolds@vaughan.ca</a> | The Owner/applicant shall submit the final Lot Grading and/or Servicing Plan to the Development Inspection and Lot Grading division of the City's Development Engineering Department for final Lot Grading and/or Servicing Permit prior to any work being undertaken on the property. Please visit the grading permits page at City of Vaughan website to learn how to apply for the grading permit. If you have any question about grading permit, please contact the Development Engineering Department through email at <a href="mailto:DEPermits@vaughan.ca">DEPermits@vaughan.ca</a> . |
| 2 | Committee of Adjustment<br><a href="mailto:cofa@vaughan.ca">cofa@vaughan.ca</a>                 | That the applicant provide a letter of undertaking to plant trees along the rear property line abutting the cabana for screening purposes.                                                                                                                                                                                                                                                                                                                                                                                                                                                   |

**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

|                      |                                                                              |
|----------------------|------------------------------------------------------------------------------|
| <b>ITEM: A265/22</b> | <b>FILE NO.: A265/22</b><br><b>PROPERTY: 120 KLEIN MILLS ROAD, KLEINBURG</b> |
|----------------------|------------------------------------------------------------------------------|

File Manager: Pravina Attwala, Administrative Coordinator

Adjournment History: None

Address: 120 Klein Mills Road, Kleinburg

Applicant: Kernjit Singh

Agent: Ella Agranov

Purpose: Relief from the Zoning By-law is being requested to permit an existing gazebo located in the rear yard.

**The subject lands are zoned R1, First Density Residential Zone, and subject to the provisions of Exception 14.1040 under Zoning By-law 001-2021.**

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

**The subject lands are zoned RD1, Residential Detached Zone One, and subject to the provisions of Exception 9(1413) under Zoning By-law 1-88, as amended.**

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

| Public Correspondence                                           |                 |                        |                            |                   |
|-----------------------------------------------------------------|-----------------|------------------------|----------------------------|-------------------|
| *Public correspondence received and considered by the Committee |                 |                        |                            |                   |
| Correspondence Type                                             | Name            | Address                | Date Received (mm/dd/yyyy) | Summary           |
| Public                                                          | Chetan Patel    | 8 John Henry Street    | 09/09/2022                 | Letter of Support |
| Public                                                          | Farhad Habib    | 167 Pierre Berton Blvd | 09/09/2022                 | Letter of Support |
| Public                                                          | Abishri Trivedi | 124 Klein Mills Road   | 09/09/2022                 | Letter of Support |
| Public                                                          | Yong Wang       | 155 Pierre Berton Blvd | 11/10/2022                 | 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:**  
Deep Sahota

**Persons Before the Committee:**

The following persons appeared before the Committee of Adjustment in connection with Minor Variance Application A265/22:

| 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.                                                                                                                                                  |
| Deep Sahota         | Applicant Representation |                      | Summary of Application<br>Addressed resident concerns/objections                                                                                                                                                                                                                     |
| Ernesto D'Agostino  | Public                   | 116 Klein Mills Road | Opposed to Application<br><br><b>Concerns Raised:</b> <ul style="list-style-type: none"> <li>▪ Obstruction of view</li> <li>▪ Stability of accessory structure</li> <li>▪ Increased setback requirement under By-law 001-2021</li> <li>▪ Support posts impact to property</li> </ul> |

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

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

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

THAT Application No. A265/22 for 120 Klein Mills 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                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|---|-------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1 | Development Engineering<br><a href="mailto:ian.reynolds@vaughan.ca">ian.reynolds@vaughan.ca</a> | The Owner/applicant shall submit a revised Lot Grading and/or Servicing Plan to the Development Inspection and Lot Grading division of the City's Development Engineering Department for final lot grading and/or servicing approval prior to any work being undertaken on the property. Please visit or contact the Development Engineering Department through email at <a href="mailto:DEPermits@vaughan.ca">DEPermits@vaughan.ca</a> or visit the grading permit link provided above to learn how to apply for lot grading and/or servicing approval. |

**For the following Reasons:**

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

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

**Motion Carried**

Members Opposed: None  
Members Absent from Hearing: None

**Other Business**

None

**Motion to Adjourn**

Moved By: Member A. Antinucci

Seconded By: Member H. Zheng

THAT the meeting of Committee of Adjustment be adjourned at 7:15 p.m., and the next regular meeting will be held on December 8, 2022.

**Motion Carried**

**November 17, 2022 Meeting Minutes will be approved at the December 8, 2022 Committee of Adjustment Hearing.**

**Chair:**

**Secretary Treasurer:**