

	<p align="center">Committee of Adjustment Minutes</p> <p>Hearing Date: Apr 14, 2022</p> <p>Time: 6:00 p.m.</p>
<p align="center">DRAFT</p>	<p>*To obtain the audio/video recording of the minutes please email cofa@vaughan.ca.</p> <p>In the event of technical difficulties an audio/video recording may not be available.</p>
<p align="center">Committee Member & Staff Attendance</p>	
<p>Committee Members:</p>	<p>Stephen Kerwin (Vice-Chair) Adolfo Antinucci Robert Buckler Hao (Charlie) Zheng</p>
<p>Secretary Treasurer: Administrative Coordinator in Attendance: Zoning Staff in Attendance:: Planning Staff in Attendance::</p>	<p>Christine Vigneault Adriana MacPherson, Lenore Providence, Pravina Attwala Lindsay Haviland Joshua Cipolletta</p>
<p>Members / Staff Absent:</p>	<p>None</p>

Disclosure of Pecuniary Interest

Member	Nature of Interest
N/A	N/A

Adoption of March 24, 2022 Minutes

Required Amendment	Page Number
N/A	N/A

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

THAT the minutes of the Committee of Adjustment Meeting of Thursday, March 24, 2022, be adopted as circulated.

Motion Carried.

Adjournments / Deferrals from the Apr 14, 2022 Hearing:

Item Number	Application Number/Address	Adjournment Date	Reason for Adjournment
1	B001/22 (8 Campbell Avenue)	May 26, 2022, or sooner	To permit time for applicant to confirm required variances.
2	A011/22 (8 Campbell Avenue)	May 26, 2022, or sooner	To permit time for applicant to confirm required variances.
3	A012/22 (8 Campbell Avenue)	May 26, 2022, or sooner	To permit time for applicant to confirm required variances.
4	A241/21 (8550 Pine Valley Drive)	Adjourned Sine Die	To permit time for applicant to address Development Engineering comments.
7	A273/21 (70 Sandy's Drive)	May 5, 2022	To permit time to accommodate statutory public notice.

ITEM: 5	FILE NO.: A253/21 PROPERTY: 12 DONBAY DRIVE, KLEINBURG
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File Manager: Lenore Providence, Administrative Coordinator

Adjournment History: (None)

Address: 12 Donbay Drive, Kleinburg

Applicant: Umberto and Leonella [REDACTED]

Agent: Jeff Jansen

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

The subject lands are zoned R1B (EN) – First Density Residential Zone (Established Neighbourhood) under Zoning By-law 001-2021.

#	Zoning By-law 001-2021	Variance requested
1	Maximum permitted lot coverage is 40%. [Section 7.2.2, Table 7-3]	To permit the lot coverage of 40.81% (Dwelling 27.94%, Eaves/Soffits 2.38%, Covered Porch 6.67%, & Cabana 3.82%).
2	The maximum building height shall be 8.51m. [Section 4.5.1.b]	To permit the maximum building height of 10.54m.
3	A residential accessory structure with a height greater than 2.8 m shall not be located closer than 2.4 m to any lot line. In all other cases, a residential accessory structure shall not be located closer than 0.6 m to any lot line. [Section 4.1.2.b]	To permit the proposed accessory building with a height greater than 2.8 m to be located at 1.83m from the interior (Southwest) lot line.
4	In any Residential Zone, the maximum height of an accessory building and residential accessory structure shall be 3.0 m. [Section 4.1.4.1]	To permit the proposed accessory building with a maximum height of 3.9m.

The subject lands are zoned R1 – Rural Residential under Zoning By-law 1-88, as amended.

#	Zoning By-law 01-88	Variance requested
5	Maximum permitted lot coverage is 30%. [Schedule 'A', footnote 12]	To permit a total lot coverage of 38.43% (Dwelling 27.94%, Covered Porch 6.67%, & Cabana 3.82%).
6	Maximum permitted building height is 9.5m. [Schedule 'A']	To permit a total height of the proposed building to be 10.54m.
7	Minimum rear yard setback of an accessory building is subject to the required setbacks of the main dwelling unit on the lot. [Section 4.1.1 c]	To permit the rear yard setback of 2.45m 3.15m 3.15m for the proposed accessory building (cabana). *Variance revised to remove area of cabana within the Bell Easement.

Public Correspondence				
*Public correspondence received and considered by the Committee				
Correspondence Type	Name	Address	Date Received (mm/dd/yyyy)	Summary
Public	Joe Dornai	16 Donhill Crescent	4/12/22	Summary of Concerns (oral submission provided)

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

Staff & Agency Correspondence (Addendum) * Processed as an addendum to the Staff Report
Department: Building Standards Nature of Correspondence: Zoning Comments Date Received: April 12, 2022

Applicant Representation at Hearing:
Jeff Jansen

Persons Before the Committee:
The following persons appeared before the Committee of Adjustment in connection with Minor Variance Application A253/21:

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.
Jeff Jansen	Applicant Representation		Summary of Application
Joe Dornai	Public		Opposed to Application Concerns Raised: <ul style="list-style-type: none"> ▪ Lot coverage excessive ▪ Drainage ▪ Erosion ▪ Setting precedence

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

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

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

THAT Application No. A253/21 for 12 Donbay Drive, 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
<p>All conditions of approval, unless otherwise stated, are considered to be incorporated into the approval “if required”. If a condition is no longer required after an approval is final and binding, the condition may be waived by the respective department or agency requesting conditional approval. A condition cannot be waived without written consent from the respective department or agency.</p> <p>It is the responsibility of the owner/applicant and/or authorized agent to obtain and provide a clearance letter from respective department and/or agency (see condition chart below for contact). This letter must be provided to the Secretary-Treasurer to be finalized. All conditions must be cleared prior to the issuance of a Building Permit.</p>		
1	Development Planning joshua.cipolletta@vaughan.ca	That the final Arborist Report, Tree Preservation Plan, tree protection hoarding, and Landscape Plan, be approved to the satisfaction of the Development Planning Department.
2	Development Engineering farzana.khan@vaughan.ca	<p>The Owner/applicant shall submit the revised Lot Grading and/or Servicing Plan to the Development Inspection and Lot Grading division of the City’s Development Engineering Department for final lot grading and/or servicing 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 https://www.vaughan.ca/services/residential/dev_eng/permits/Pages/default.aspx to learn how to apply for lot grading and/or servicing approval.</p> <p>The owner/applicant shall provide a stormwater management brief to demonstrate the appropriate LID (Low-impact</p>

#	DEPARTMENT / AGENCY	CONDITION(S) DESCRIPTION
		Development) measures and show the measures taken in the drawing to the satisfaction of DE to address the increased lot coverage from 30% to 38.43% in order to mitigate potential impacts on the municipal storm water system.

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: Chair A. Perrella

ITEM: 6	FILE NO.: A261/21 PROPERTY: 80 BRADEN WAY
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File Manager: Lenore Providence, Administrative Coordinator

Adjournment History: (None)

Address: 80 Braden Way, Woodbridge

Applicant: Mariam Noori

Agent: Anju Bhutani

Purpose: Relief from the Zoning By-law is being requested to permit existing below grade entrance located in the northerly side yard and existing shed.

The subject lands are zoned R4A(EN) – Fourth density Residential Zone (Established Neighbourhood) and subject to the provisions of Exception 14.693 under Zoning By-law 01-2021.

#	Zoning By-law 01-2021	Variance requested
1	A maximum encroachment of 0.3m is permitted for exterior stairs. (Table 4-1)	To permit a maximum encroachment of 1.17m for exterior stairs into the required interior side yard.
2	A minimum rear yard setback of 0.6m is required for the residential accessory structure.	To permit a minimum rear yard setback of 0.15m for the residential accessory structure (Shed)
3	A minimum interior side yard setback of 1.2m is required for the residential accessory structure.	To permit a minimum interior side yard setback of 0.25m for the residential accessory structure (Shed)

The subject lands are zoned RV4(WS) – Residential urban village zone and subject to the provisions of Exception 9(1024) under Zoning By-law 1-88, as amended.

#	Zoning By-law 1-88	Variance requested
4	No encroachment permitted in an interior side yard shall be closer than 1.2 meters to a lot line. (3.14.i)	To permit exterior stairways to encroach a maximum of 1.17m into the required interior side yard.
5	A minimum rear yard setback of 0.6m is required for the accessory structure. (4.1.1.f.ii)	To permit a minimum rear yard setback of 0.15m for the accessory structure (Shed)
6	A minimum interior side yard setback of 0.6m is required for the accessory structure. (4.1.1.f.ii).	To permit a minimum interior side yard setback of 0.25m for the accessory structure (Shed)

Public Correspondence				
*Public correspondence received and considered by the Committee				
Correspondence Type	Name	Address	Date Received (mm/dd/yyyy)	Summary
Public	Aleksa Jelic	70 Braden Way, Woodbridge	April 6, 2022	Letter of Support
Public	Lina Perrone	75 Braden Way, Woodbridge	April 6, 2022	Letter of Support
Public	John Yeh	79 Braden Way, Woodbridge	April 6, 2022	Letter of Support
Public	Alexandra Mazzuca	76 Arundel Drive, Woodbridge	March 3, 2022	Letter of Support
Public	Bao Lu Wang	74 Braden Way, Woodbridge	March 3, 2022	Letter of Support
Public	Polo Wang	74 Braden Way, Woodbridge	April 11, 2022	Letter of Opposition

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

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

Applicant Representation at Hearing:

Mariam Noori

Persons Before the Committee:

The following persons appeared before the Committee of Adjustment in connection with Minor Variance Application A261/21:

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.
Mariam Noori	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 that the applicant address the letter of objection and concerns raised.

Moved By: Member A. Antinucci

Seconded By: Member R. Buckler

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

THAT Application No. A261/21 for 80 Braden Way, Woodbridge be **APPROVED**, in accordance with the drawings and plans submitted with the application and subject to the following conditions:

The subject lands are zoned R4A(EN) – Fourth density Residential Zone (Established Neighbourhood) and subject to the provisions of Exception 14.693 under Zoning By-law 01-2021.

#	Zoning By-law 01-2021	Variance requested
1	A maximum encroachment of 0.3m is permitted for exterior stairs. (Table 4-1)	To permit a maximum encroachment of 1.17m for exterior stairs into the required interior side yard.
2	A minimum rear yard setback of 0.6m is required for the residential accessory structure.	To permit a minimum rear yard setback of 0.15m for the residential accessory structure (Shed)
3	A minimum interior side yard setback of 1.2m is required for the residential accessory structure.	To permit a minimum interior side yard setback of 0.25m for the residential accessory structure (Shed)

The subject lands are zoned RV4(WS) – Residential urban village zone and subject to the provisions of Exception 9(1024) under Zoning By-law 1-88, as amended.

#	Zoning By-law 1-88	Variance requested
4	No encroachment permitted in an interior side yard shall be closer than 1.2 meters to a lot line. (3.14.i)	To permit exterior stairways to encroach a maximum of 1.17m into the required interior side yard.

Zoning By-law 1-88		Variance requested
5	A minimum rear yard setback of 0.6m is required for the accessory structure. (4.1.1.f.ii)	To permit a minimum rear yard setback of 0.15m for the accessory structure (Shed)
6	A minimum interior side yard setback of 0.6m is required for the accessory structure. (4.1.1.f.ii).	To permit a minimum interior side yard setback of 0.25m for the accessory structure (Shed)

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: Chair A. Perrella

ITEM: 8	FILE NO.: A014/22 40 SCULPTURE GARDEN LANE, KLEINBURG
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File Manager: Adriana MacPherson, Administrative Coordinator

Adjournment History: (None)

Address: 40 Sculpture Garden Lane, Kleinburg

Applicant: 2800999 Ontario Inc.

Agent: Francesco Di Sarra

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

The subject lands are zoned R1A and subject to the provisions of Exception 14.1022 under Zoning By-law 001-2021.

#	Zoning By-law 001-2021	Variance requested
1	The maximum permitted lot coverage is 40%. Sect 7.2.2 Table 7-3	To permit a maximum lot coverage of 41%.

The subject lands are zoned R1 – Rural Residential and subject to the provisions of Exception 9(1393) under Zoning By-law 1-88, as amended.

#	Zoning By-law 1-88	Variance requested
2	The maximum permitted lot coverage is 35%. Schedule A	To permit a maximum lot coverage of 39.22% (Dwelling: 34.9%, Covered Porch: 4.32%)

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

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

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

Applicant Representation at Hearing:

Sara Ruffolo

Persons Before the Committee:

The following persons appeared before the Committee of Adjustment in connection with Minor Variance Application A014/22:

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.
Sara Ruffolo	Applicant Representation		Summary of Application

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

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

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

THAT Application No. A014/22 for 40 Sculpture Garden Lane, Kleinburg be **APPROVED**, in accordance with the drawings and plans submitted with the application and subject to the following conditions:

#	DEPARTMENT / AGENCY	CONDITION(S) DESCRIPTION
All conditions of approval, unless otherwise stated, are considered to be incorporated into the approval “if required”. If a condition is no longer required after an approval is final and binding, the condition may be waived by the respective department or agency requesting conditional approval. A condition cannot be waived without written consent from the respective department or agency. It is the responsibility of the owner/applicant and/or authorized agent to obtain and provide a clearance letter from respective department and/or agency (see condition chart below for contact). This letter must be provided to the Secretary-Treasurer to be finalized. All conditions must be cleared prior to the issuance of a Building Permit.		
1	Development Engineering farzana.khan@vaughan.ca	Staff have confirmed that the property is located within an unassumed subdivision. The Owner/applicant shall provide satisfactory notification to the developer/builder about the proposed work to the subject property and provide a copy of the acknowledgement letter/email from the developer/builder to the City's Development Engineering Department.

For the following Reasons:

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

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

Motion Carried

Members Opposed: None
 Members Absent from Hearing: Chair A. Perrella

ITEM: 9	FILE NO.: A016/22 PROPERTY: 30 LUANG STREET, KLEINBURG
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File Manager: Lenore Providence, Administrative Coordinator

Adjournment History: (None)

Address: 30 Luang Street, Kleinburg

Applicant: Saima Noor Chaudhry and Muneeb Bhatti

Agent: None

Purpose: Relief from the Zoning By-law is being requested to permit a widening of the existing driveway.

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 01-2021	Variance requested
1	In a Residential Zone, where lot frontage is 12.0 m or greater, the minimum landscape requirement shall be 50%, of which 60% shall be soft landscaping. [4.19.1, Note 2 b]	To permit a minimum of 41.5% landscaped front yard.

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
2	The maximum width of a driveway at the street curb and a curb cut shall be six (6) metres. [4.1.4 fi]	To permit a maximum width of 9 metres for a driveway at the street curb and a curb cut width of 9 metres.
3	The portion of the driveway between the street line and the street curb shall not exceed six (6) metres in width. [4.1.4 fii]	To permit the portion of the driveway between the street line and the street curb to be 9 metres in width.
4	The lot frontage for lots 12.0 m and greater shall be comprised of a minimum of 50% landscaped front yard and a minimum sixty percent (60%) of the minimum landscaped front yard shall be soft landscaping. [4.1.4.f]	To permit a minimum of 41.5% landscaped front yard.

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

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

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

Applicant Representation at Hearing:
Muneeb Bhatti

Persons Before the Committee:
The following persons appeared before the Committee of Adjustment in connection with Minor Variance Application A016/22:

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.
Muneeb Bhatti	Applicant Representation		Summary of Application

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

Moved By: Member H. Zheng
 Seconded By: Member R. Buckler

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

THAT Application No. A016/22 for 30 Luang Street, 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
<p>All conditions of approval, unless otherwise stated, are considered to be incorporated into the approval “if required”. If a condition is no longer required after an approval is final and binding, the condition may be waived by the respective department or agency requesting conditional approval. A condition cannot be waived without written consent from the respective department or agency.</p> <p>It is the responsibility of the owner/applicant and/or authorized agent to obtain and provide a clearance letter from respective department and/or agency (see condition chart below for contact). This letter must be provided to the Secretary-Treasurer to be finalized. All conditions must be cleared prior to the issuance of a Building Permit.</p>		
1	Development Engineering farzana.khan@vaughan.ca	<ol style="list-style-type: none"> The owner/applicant shall provide a brief to demonstrate the appropriate LID (Low-impact Development) measures and show the measures taken in the drawing to the satisfaction of DE to address the decreased soft landscaping from 60% to 41.5% in order to mitigate potential impacts on the municipal storm water system. Staff have confirmed that the property is located within an unassumed subdivision. The Owner/applicant shall provide satisfactory notification to the developer/builder about the proposed work to the subject property and provide a copy of the acknowledgement letter/email from the developer/builder to the City's Development Engineering Department.

For the following Reasons:

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

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

Motion Carried

Members Opposed: None
 Members Absent from Hearing: Chair A. Perrella

ITEM: 10	FILE NO.: A025/22 PROPERTY: 172 DONHILL CRESCENT, KLEINBURG
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File Manager: Lenore Providence, Administrative Coordinator

Adjournment History: None

Address: 172 Donhill Crescent, Kleinburg

Applicant: Sonal Kapoor

Agent: Zero Degree Studio Inc. (Roy Chan)

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

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

#	Zoning By-law 01-2021	Variance requested
1	A maximum height of 8.5 metres is permitted [Section 4.5.1.b)]	To permit a maximum height of 9.48 metres.
2	A maximum Lot coverage of 40% is permitted (Table 7-3)	To permit a maximum Lot coverage of 42.29% (Dwelling 34.19 %, Eaves/Soffit 3.71%, Covered Veranda 3.81%, Covered Porch 0.58 %)

The subject lands are zoned R1, Residential Zone, under Zoning By-law 1-88, as amended.

	Zoning By-law 1-88	Variance requested
3	A maximum Lot Coverage of 30% is permitted (Schedule A, Note 12).	To permit a maximum Lot Coverage of 38.58 % (Dwelling 34.19 %, Covered Veranda 3.81 %, Covered Porch 0.58 %)

Public Correspondence				
*Public correspondence received and considered by the Committee				
Correspondence Type	Name	Address	Date Received (mm/dd/yyyy)	Summary
Public	Joseph Cavallo	178 Donhill Crescent, Kleinburg	04/13/2022	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:
Roy Chan

Persons Before the Committee:
The following persons appeared before the Committee of Adjustment in connection with Minor Variance Application A025/22:

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.
Roy Chan	Applicant Representation		Summary of Application

The following points of clarification were requested by the Committee:

Committee Member:	Addressed to:	Point of Clarification:
Member R. Buckler	Planning	Requested clarification on similar approvals in the area and planning justification for supporting the application.

Moved By: Member A. Antinucci
 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. A025/22 for 172 Donhill Crescent, be **APPROVED**, in accordance with the drawings and plans submitted with the application and subject to the following conditions:

#	DEPARTMENT / AGENCY	CONDITION(S) DESCRIPTION
All conditions of approval, unless otherwise stated, are considered to be incorporated into the approval “if required”. If a condition is no longer required after an approval is final and binding, the condition may be waived by the respective department or agency requesting conditional approval. A condition cannot be waived without written consent from the respective department or agency. It is the responsibility of the owner/applicant and/or authorized agent to obtain and provide a clearance letter from respective department and/or agency (see condition chart below for contact). This letter must be provided to the Secretary-Treasurer to be finalized. All conditions must be cleared prior to the issuance of a Building Permit.		
1	Development Engineering farzana.khan@vaughan.ca	1. The Owner/applicant shall submit the revised Lot Grading and/or Servicing Plan to the Development Inspection and Lot Grading division of the City’s Development Engineering Department for final lot grading and/or servicing approval prior to any work being undertaken on the property. Please visit or contact the Development Engineering Department through email at DEPermits@vaughan.ca. 2. The owner/applicant shall provide a brief to demonstrate the appropriate LID (Low-impact Development) measures and show the measures taken in the drawing to the satisfaction of DE to address the increased lot coverage from 30% to 38.58% in order to mitigate potential impacts on the municipal storm water system.
2	Development Planning Joshua.Cipolletta@vaughan.ca	That the final Elevations, Site Plan, and Landscape Plan be approved to the satisfaction of the Development Planning Department.

For the following Reasons:

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

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

Motion Carried

Members Opposed: None
 Members Absent from Hearing: Chair A. Perrella

ITEM: 11	FILE NO.: A031/22 PROPERTY: 120 NAPA HILL COURT, THORNHILL
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File Manager: Lenore Providence, Administrative Coordinator

Adjournment History: None

Address: 120 Napa Hill Court, Thornhill

Applicant: Alisha Rotstein

Agent: None

Purpose: Relief from Zoning By-law is being requested to permit the construction of a deck in the rear yard. The deck is proposed to replace an existing deck.

The subject lands are zoned **R4A(EN) Residential Zone (Established Neighbourhood)** and subject to the provisions of **Exception 14.729 under Zoning By-law 01-2021.**

#	Zoning By-law 01-2021	Variance requested
1	A minimum rear yard of 7.5 metres is required to the deck. (Exc.14.729)	To permit a minimum rear yard of 5.26 metres to the deck.

The subject lands are zoned **RV4(WS) Residential** and subject to the provisions of **Exception No. 9(1063) under Zoning By-law 1-88, as amended.**

#	Zoning By-law 1-88	Variance requested
2	A minimum rear yard of 7.5 metres is required to the deck. (Exc.9(1063))	To permit a minimum rear yard of 5.26 metres to the deck.

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

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

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

Applicant Representation at Hearing:

Andrew Rotstein

Persons Before the Committee:

The following persons appeared before the Committee of Adjustment in connection with Minor Variance Application A031/22:

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.
Andrew Rotstein	Applicant Representation		Summary of Application

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

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

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

THAT Application No. A031/22 for 120 Napa Hill Court, Thornhill be **APPROVED**, in accordance with the drawings and plans submitted with the application.

For the following Reasons:

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

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

Motion Carried

Members Opposed: None
Members Absent from Hearing: Chair A. Perrella

ITEM: 12	FILE NO.: A032/22 PROPERTY: 19 SEQUOIA ROAD, WOODBRIDGE
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File Manager: Lenore Providence, Administrative Coordinator

Adjournment History: None

Address: 19 Sequoia Road, Woodbridge

Applicant: Michelina Bartolomeo and Leonardo Desiderato

Agent: None

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

The subject lands are zoned R4A- Fourth Density Residential (Established Neighbourhood) under Zoning By-law 01-2021.

#	Zoning By-law 01-2021	Variance requested
1	NA	NA

The subject lands are zoned RV4 – Residential Urban Village under Zoning By-law 1-88, as amended.

#	Zoning By-law 1-88	Variance requested
2	The minimum required rear yard setback is 7.5m. (Schedule 'A1')	To permit the rear yard setback of 5.86m.

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

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

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

Applicant Representation at Hearing:
Leonardo Desiderato

Persons Before the Committee:
The following persons appeared before the Committee of Adjustment in connection with Minor Variance Application A032/22:

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.
Leonardo Desiderato	Applicant Representation		Summary of Application

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

Moved By: Member H. Zheng

Seconded By: Member A. Antinucci

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

THAT Application No. A032/22 for 19 Sequoia Road, Woodbridge be **APPROVED**, in accordance with the drawings and plans submitted with the application.

For the following Reasons:

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

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

Motion Carried

Members Opposed: None

Members Absent from Hearing: Chair A. Perrella

ITEM: 13	FILE NO.: A035/22 PROPERTY: 54 GREEN MANOR CRESCENT, WOODBRIDGE
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File Manager: Adriana MacPherson, Administrative Coordinator

Adjournment History: None

Address: 54 Green Manor Crescent, Woodbridge

Applicant: Josie Mondelli

Agent: Josie Mondelli

Purpose: Relief from the Zoning By-law is being requested to permit the construction of a proposed one storey addition to the rear of the existing dwelling, a covered porch, pergola and swimming pool.

The subject lands are zoned **R1A(EN) – First Density Residential Zone (Established Neighbourhood)** under Zoning By-law 01-2021.

#	Zoning By-law 01-2021	Variance requested
1	In a residential zone, the maximum lot coverage of all accessory buildings and residential accessory structures shall be 10% or 67m ² , whichever is less [Section 4.1.3 a)]	To permit a maximum lot coverage of 69.73 m ² for residential accessory structures.
2	In any residential zone, the maximum height of a residential accessory structure shall be 3.0 metres (Section 4.1.4.1)	To permit a maximum height of 4.00 metres for a residential accessory structure (Porch cover).
3	In any residential zone, the maximum height of a residential accessory structure shall be 3.0 metres (Section 4.1.4.1)	To permit a maximum height of 3.05 metres for a residential accessory structure (Pergola).
4	A residential accessory structure with a height greater than 2.8 metres shall not be located closer than 2.4 metres to any lot line (Section 4.1.2.1.b.)	To permit a residential accessory structure with a height greater than 2.8 metres to be 1.2 metres to any lot line (Pergola, interior side lot line).
5	A residential accessory structure with a height greater than 2.8 metres shall not be located closer than 2.4 metres to any lot line (Section 4.1.2.1.b.)	To permit a residential accessory structure with a height greater than 2.8 metres to be 2.00 metres to any lot line (Porch cover, interior side lot line)
6	A residential accessory structure with a height greater than 2.8 metres shall not be located closer than 2.4 metres to any lot line (Section 4.1.2.1.b.)	To permit a residential accessory structure with a height greater than 2.8 metres to be 1.2 metres to any lot line (Pergola, rear lot line).

The subject lands are zoned **R1, Residential Zone**, under Zoning By-law 1-88, as amended.

#	Zoning By-law 1-88	Variance requested
7	A maximum Lot coverage of 35% is permitted (Schedule A).	To permit a maximum lot coverage of 37.34%.
8	The maximum height of any accessory building or structure to the nearest part of the roof shall not be more than 3 metres above finished grade (Section 4.1.1 b)	To permit a maximum height of 3.45 metres to the nearest part of the roof of an accessory structure (Porch cover)
9	A minimum rear yard of 7.5 metres is required to the accessory structure [Section 4.1.1 b)]	To permit a minimum rear yard of 1.2 metres (Pergola).
10	A minimum interior side yard of 1.5 metres is required to the accessory structure [Section 4.1.1 b)]	To permit a minimum interior side yard of 1.2 metres (Pergola).

Public Correspondence				
*Public correspondence received and considered by the Committee				
Correspondence Type	Name	Address	Date Received (mm/dd/yyyy)	Summary
Public	Enzo and Milly Garritano	48 Green Manor Cres	04/08/2022	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
Department: Building Standards Nature of Correspondence: Building Comments Date Received: April 13, 2022

Applicant Representation at Hearing:
Frank Mondelli

Persons Before the Committee:
The following persons appeared before the Committee of Adjustment in connection with Minor Variance Application A035/22:

Name	Position/Title	Address (Public)	Nature of Submission
Christine Vigneault	Secretary Treasurer		Secretary Treasurer reviewed the proposal, confirmed public written submissions/deputations and recommended conditions of approval.
Frank Mondelli	Applicant Representation		Summary of Application

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

Moved By: Member A. Antinucci
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. A035/22 for 54 Green Manor Crescent, Woodbridge be **APPROVED**, in accordance with the drawings and plans submitted with the application and subject to the following conditions:

#	DEPARTMENT / AGENCY	CONDITION(S) DESCRIPTION
All conditions of approval, unless otherwise stated, are considered to be incorporated into the approval "if required". If a condition is no longer required after an approval is final and binding, the condition may be waived by the respective department or agency requesting conditional approval. A condition cannot be waived without written consent from the respective department or agency.		
It is the responsibility of the owner/applicant and/or authorized agent to obtain and provide a clearance letter from respective department and/or agency (see condition chart below for contact). This letter must be provided to the Secretary-Treasurer to be finalized. All conditions must be cleared prior to the issuance of a Building Permit.		
1	Development Engineering farzana.khan@vaughan.ca	The Owner/applicant shall submit the revised Lot Grading and/or Servicing Plan to the Development Inspection and Lot Grading division of the City's Development Engineering Department for final lot grading and/or servicing 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 https://www.vaughan.ca/services/residential/dev_eng/permits/Pages/default.aspx 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: Chair A. Perrella

ITEM: 14	File No.: A036/22 PROPERTY: 186 TREELAWN BLVD, KLEINBURG
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File Manager: Adriana MacPherson, Administrative Coordinator

Adjournment History: None

Address: 186 Treelawn Boulevard, Kleinburg

Applicant: Robert Fallone

Agent: Fausto Cortese Architects Inc. (Fausto Cortese)

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

The subject lands are zoned **R1B(EN) – First Density Residential Zone (Established Neighbourhood)** and subject to the provisions of Exception 14.336 under Zoning By-law 01-2021, as amended.

#	Zoning By-law 01-2021	Variance requested
1	In any Residential Zone, the maximum lot coverage of all accessory buildings and residential accessory structures excluding an accessory detached garage shall be 10% or 67.0 m ² , whichever is less. [Section 4.1.3.1]	To permit a residential accessory structure (Cabana) with a lot coverage of 111.10 m ² .
2	A residential accessory structure with a height greater than 2.8 m shall not be located closer than 2.4 m to any lot line. [Section 4.1.2.1.b]	To permit a residential accessory structure (Cabana) with a height greater than 2.8m located at a distance of 1.0m from north lot line.
3	In any Residential Zone, the maximum height of an accessory building and residential accessory structure shall be 3.0 m. [Section 4.1.4.1]	To permit a 5.0m high residential accessory structure.

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

#	Zoning By-law 1-88	Variance requested
4	The percentage of the lot area covered by all accessory buildings shall not exceed ten percent (10%) or 67 square metres, whichever is the lesser. [Section 4.1.1.a]	To permit a residential accessory building (Cabana) with a lot coverage of 90.46 m ² .
5	The maximum height of any accessory building or structure measured from the average finished ground level to the highest point of the said building or structure shall be 4.5 metres. [Section 4.1.1. b]	To permit a residential accessory building (Cabana) of 5.0m from the average finished ground floor to its highest point.
6	Any accessory building or structure shall be located in the rear yard and subject to the required setbacks of the main dwelling unit on the lot. (Section 4.1.1.c) The required interior side yard setback of the main dwelling is 1.2m. [Schedule A]	To permit an accessory building (Cabana) located at a distance of 1.0m from north lot line.

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

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

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

Applicant Representation at Hearing:
Fausto Cortese

Persons Before the Committee:

The following persons appeared before the Committee of Adjustment in connection with Minor Variance Application A036/22:

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.
Fausto Cortese	Applicant Representation		Summary of Application

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

Moved By: Member H. Zheng
Seconded By: Member R. Buckler

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

THAT Application No. A036/22 for 186 Treelawn Boulevard, 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
<p>All conditions of approval, unless otherwise stated, are considered to be incorporated into the approval “if required”. If a condition is no longer required after an approval is final and binding, the condition may be waived by the respective department or agency requesting conditional approval. A condition cannot be waived without written consent from the respective department or agency.</p> <p>It is the responsibility of the owner/applicant and/or authorized agent to obtain and provide a clearance letter from respective department and/or agency (see condition chart below for contact). This letter must be provided to the Secretary-Treasurer to be finalized. All conditions must be cleared prior to the issuance of a Building Permit.</p>		
1	Development Engineering farzana.khan@vaughan.ca	The Owner/applicant shall submit the revised Lot Grading and/or Servicing Plan to the Development Inspection and Lot Grading division of the City’s Development Engineering Department for final lot grading and/or servicing 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 https://www.vaughan.ca/services/residential/dev_eng/permits/Pages/default.aspx to learn how to apply for lot grading and/or servicing approval.
2	Parks, Forestry and Horticulture Operations zachary.quizzetti@vaughan.ca	Applicant/owner shall obtain a “Private Property Tree Removal & Protection” permit through the forestry division prior to any construction works on the subject property.

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: Chair A. Perrella

ITEM: 15	FILE NO.: A038/22 PROPERTY: 2563 MAJOR MACKENZIE DRIVE, VAUGHAN
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File Manager: Pravina Attwala, Administrative Coordinator

Adjournment History: None

Address: 2563 Major Mackenzie Drive, Vaughan

Applicant: Ruland Properties Inc.

Agent: Eric Del Favero

Purpose: Relief from the Zoning By-law is being requested to permit medical clinic uses within the complex.

The subject lands are zoned **NC, Neighbourhood Commercial Zone** and subject to the provisions of **Exception 14.551 under Zoning By-law 01-2021**.

#	Zoning By-law 01-2021	Variance requested
1	A clinic is not permitted (Table 9-2).	To permit a clinic use on the subject lands.

The subject lands are zoned **C4, Neighbourhood Commercial Zone**, and subject to the provisions of **Exception 9(862) under Zoning By-law 1-88**, as amended.

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

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

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

Applicant Representation at Hearing:
Eric Del Favero

Persons Before the Committee:

The following persons appeared before the Committee of Adjustment in connection with Minor Variance Application A038/22:

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.
Eric Del Favero	Applicant Representation		Summary of Application

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

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

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

THAT Application No. A038/22 for 2563 Major Mackenzie Drive, Vaughan be **APPROVED**, in accordance with the drawings and plans submitted with the application.

For the following Reasons:

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

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

Motion Carried

Members Opposed: None

Members Absent from Hearing: Chair A. Perrella

ITEM: 16	FILE NO.: A039/22 PROPERTY: 1050 RUTHERFORD ROAD, VAUGHAN
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File Manager: Pravina Attwala, Administrative Coordinator

Adjournment History: (either None or insert dates of previous hearings)

Address: 1050 Rutherford Road Bldg B, Vaughan

Applicant: Nine-Ten West Limited

Agent: Eric Del Favero

Purpose: Relief from the Zoning By-law is being requested to permit medical clinic uses within the complex.

The subject lands are zoned NC Neighbourhood Commercial, and subject to the provisions of Exception 14.861 under Zoning By-law 01-2021.

#	Zoning By-law 01-2021	Variance requested
1	The use of a "Clinic is not a permitted use. Table 9.2.1	To permit the use of a "Clinic".

The subject lands are zoned C4 Neighbourhood Commercial and subject to the provisions of Exception 9(1217) under Zoning By-law 1-88, as amended.

#	Zoning By-law 1-88	Variance requested
2	The proposal is in compliance with By-law 1-88 a.a.	None

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

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

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

Applicant Representation at Hearing:
Eric Del Favero

Persons Before the Committee:
The following persons appeared before the Committee of Adjustment in connection with Minor Variance Application A039/22:

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.
Eric Del Favero	Applicant Representation		Summary of Application

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

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

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

THAT Application No. A039/22 for 1050 Rutherford Road be **APPROVED**, in accordance with the drawings and plans submitted with the application.

For the following Reasons:

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

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

Motion Carried

Members Opposed: None

Members Absent from Hearing: Chair A. Perrella

ITEM: 17	FILE NO.: A040/22 PROPERTY: 509 MARC SANTI BLVD, MAPLE
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File Manager: Pravina Attwala, Administrative Coordinator

Adjournment History: None

Address: 509 Marc Santi Blvd, Maple - Townhouse 1 (Block 214, Part 87 65R-39757.)

Applicant: Pala Builders Inc.

Agent: Brandon Rossi

Purpose: Relief from the Zoning By-Law is being requested to permit the existing townhouse and lot size for Townhouse #1 located on Block 214, Part 87, 65R-39757.

The subject lands are zoned RT-905, Townhouse Residential Zone, and subject to the provisions of Exception 14.905 under Zoning By-law 01-2021.

#	Zoning By-law 01-2021	Variance requested
1	A minimum Lot area of 162 m2 is required (Table 7-7).	To permit a minimum lot area of 136.65m2.
2	A minimum front yard of 4.5 metres is required (Table 7-7).	To permit a minimum front yard of 4.38 metres.
3	A minimum Rear yard of 7.5 metres is required (Table 7-7).	To permit a minimum Rear yard of 0.78 metres.
4	A minimum Exterior side yard of 3.0 metres is required (Table 7-7, note 3).	To permit a minimum Exterior side yard of 0.71 metres.
5	A minimum Exterior side yard abutting a sight triangle shall be 3.0 metres (Table 7-7, note 3).	To permit a minimum exterior side yard of 0.78 metres abutting a sight triangle.
6	A maximum Lot coverage of 50% is required (Table 7-7, bylaw 01-2022).	To permit a maximum lot coverage of 59.96% (57.18% dwelling, 2.78% covered structures)
7	To permit hard landscape to be 0 metres from a lot line (Table 4-1).	Hard landscape shall be 0.6 metres from a lot line.

The subject lands are zoned RT1 9(1264), Residential Townhouse Zone, and subject to the provisions of Exception 9(1264) under Zoning By-law 1-88, as amended.

	Zoning By-law 1-88	Variance requested
8	A minimum Front yard of 4.5 metres is required (Schedule A3)	To permit a minimum Front yard of 4.38 metres.

Public Correspondence				
*Public correspondence received and considered by the Committee				
Correspondence Type	Name	Address	Date Received (mm/dd/yyyy)	Summary
Public	Niral V. Merchant	48 Apple Grove Court	04/06/2022	Letter of Opposition
Public	Danny Sankar	36 Apple Grove Court	04/07/2022	Letter of Opposition
Public	Beshoy Awad	52 Apple Grove Court	04/08/2022	Letter of Opposition

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

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

Applicant Representation at Hearing:
Matthew Creador

Persons Before the Committee:

The following persons appeared before the Committee of Adjustment in connection with Minor Variance Application A040/22:

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.
Matthew Creador	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 whether other variances were required within the subdivision.

Moved By: Member H. Zheng
 Seconded By: Member R. Buckler

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

THAT Application No. A040/22 for 509 Marc Santi Boulevard Townhouse 1, Maple be **APPROVED**, in accordance with the drawings and plans submitted with the application and subject to the following conditions:

#	DEPARTMENT / AGENCY	CONDITION(S) DESCRIPTION
All conditions of approval, unless otherwise stated, are considered to be incorporated into the approval “if required”. If a condition is no longer required after an approval is final and binding, the condition may be waived by the respective department or agency requesting conditional approval. A condition cannot be waived without written consent from the respective department or agency. It is the responsibility of the owner/applicant and/or authorized agent to obtain and provide a clearance letter from respective department and/or agency (see condition chart below for contact). This letter must be provided to the Secretary-Treasurer to be finalized. All conditions must be cleared prior to the issuance of a Building Permit.		
1	Development Engineering farzana.khan@vaughan.ca	The owner/applicant shall provide a brief to demonstrate the appropriate LID (Low-impact Development) measures and show the measures taken in the drawing to the satisfaction of DE to address the increased lot coverage from 50% to 59.96% in order to mitigate potential impacts on the municipal storm water system.

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: Chair A. Perrella

ITEM: 18	File No.: A049/22 PROPERTY: 10340 HIGHWAY 27, KLEINBURG
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File Manager: Lenore Providence, Administrative Coordinator

Adjournment History: None

Address: 10340 Hwy 27, Vaughan

Applicant: 2507442 Ontario Inc. (David George)

Agent: Andrew Sjogren

Purpose: Relief from the Zoning By-law is being requested to extend permission for existing temporary sales office.

***A212/16 permitted temporary sales office for a period of two (2) years.**

The subject lands are zoned RR – Rural Residential and subject to the provisions of Exception 9(117) under Zoning By-law 1-88, as amended.

Zoning By-law 1-88		Variance requested
1	A Temporary Sales office shall be permitted only on the lands subject to the development or in the immediate vicinity provided it shall not be located further away from the lands to be developed than 100 metres (Section 3.25).	To permit a temporary sales office to be located greater than 100 metres from the lands subject to the development.

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

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

Staff & Agency Correspondence (Addendum)
* Processed as an addendum to the Staff Report
Department: TRCA Nature of Correspondence: TRCA Comments Date Received: April 6, 2022

Applicant Representation at Hearing:

Mitchell Minniti

Persons Before the Committee:

The following persons appeared before the Committee of Adjustment in connection with Minor Variance Application A049/22:

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.
Mitchell Minniti	Applicant Representation		Summary of Application
Frank Zamparo	Public	129 Cedarvalley Crescent	Opposed to Application Concerns Raised: ▪ Security

			<ul style="list-style-type: none"> ▪ Privacy ▪ Resubmission, length of approval, ability for applicant to continue to reapply for relief (does not want permanent)
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The following points of clarification were requested by the Committee: None

Moved By: Member H. Zheng
 Seconded By: Member R. Buckler

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

THAT Application No. A049/22 for 10340 Hwy 27, Vaughan be **APPROVED**, in accordance with the drawings and plans submitted with the application and subject to the following conditions:

#	DEPARTMENT / AGENCY	CONDITION(S) DESCRIPTION
All conditions of approval, unless otherwise stated, are considered to be incorporated into the approval “if required”. If a condition is no longer required after an approval is final and binding, the condition may be waived by the respective department or agency requesting conditional approval. A condition cannot be waived without written consent from the respective department or agency. It is the responsibility of the owner/applicant and/or authorized agent to obtain and provide a clearance letter from respective department and/or agency (see condition chart below for contact). This letter must be provided to the Secretary-Treasurer to be finalized. All conditions must be cleared prior to the issuance of a Building Permit.		
1	TRCA hamedeh.razavi@trca.ca	1. The applicant submits the application fee of \$610.00 payable to the Toronto and Region Conservation Authority. 2. The applicant provides a copy of the Temporary Sales Office Agreement with the City of Vaughan demonstrating that the proposed temporary sales office will exist for no longer than five years and that a restoration plan will be prepared to the satisfaction of the TRCA and the City to restore the site to its pre-construction state or better once the temporary sales office use has ceased. 3. The applicant obtains a permit pursuant to Ontario Regulation 166/06 for the proposed parking lot expansion.
2	Development Planning Joshua.cipolletta@vaughan.ca	1. The approval of this minor variance shall be valid for a period of three (3) years from the date of the Committee of Adjustment decision and will expire on April 14, 2025.

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: Chair A. Perrella

ITEM: 19	FILE NO.: A050/22 PROPERTY: 95 CLAUDIA AVENUE, WOODBRIDGE
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File Manager: Lenore Providence, Administrative Coordinator

Adjournment History: None

Address: 95 Claudia Avenue, Woodbridge

Applicant: Orges Shkreli

Agent: Planrite Consulting (Brandon Bell)

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

The subject lands are zoned R4(EN) – Fourth Density Residential Zone (Established Neighbourhood) and subject to the provisions of Exception 14.176 under Zoning By-

#	Zoning By-law 01-2021	Variance requested
1	A Residential accessory structure that is greater than 2.8 metres in height shall not be located closer than 2.4 metres to any lot line. [Section 4.1.2.b.]	To permit a Residential accessory structure to be located a minimum of 0.61 metres to the rear lot line (Cabana).
2	A Residential accessory structure that is greater than 2.8 metres in height shall not be located closer than 2.4 metres to any lot line. [Section 4.1.2.b.]	To permit a Residential accessory structure to be located a minimum of 0.66 metres to the Interior side lot line (Cabana).
3	A residential accessory structure shall not be located closer to an Exterior side lot line than the principal dwelling. [Section 4.1.2.c]	To permit a residential accessory structure to be located closer to the Exterior side lot line than the principal dwelling on the lot in the location as shown on the site plan.
4	In any residential zone, the maximum height of any accessory building and residential accessory structure shall be 3.0 metres. [Section 4.1.4.1]	To permit a maximum height of 3.32 metres for a residential accessory structure (Cabana).
5	The minimum setback of an outdoor swimming pool to any lot line shall be 1.5 metres [Section 4.21.3]	To permit a minimum setback of 1.01 metres to the rear lot line for a swimming pool.
6	In no case shall the outdoor swimming pool be located closer to an exterior side lot line than the dwelling[Section 4.21.5]	To permit an outdoor swimming pool to be located closer to the exterior side lot line than the dwelling in the location as shown on the site plan.

The subject lands are zoned R4 – Residential Zone and subject to the provisions of Exception 9(328) under Zoning By-law 1-88, as amended.

	Zoning By-law 1-88	Variance requested
7	An accessory structure shall be located in the Rear yard [Section 4.1.1 c)]	To permit an accessory structure in the Exterior side yard (Shed).
8	A minimum Rear yard of 7.5 metres is required [Schedule T-63]	To permit a minimum rear yard of 0.61 metres (Cabana).
9	A minimum interior side yard of 1.2 metres is required [Schedule T-63]	To permit a minimum interior side yard of 0.66 metres (Cabana).
10	A minimum Exterior side yard of 4.5 metres is required [Schedule T-63].	To permit a minimum Exterior side yard of 1.2 metres (Shed).
11	A private swimming pool shall be not nearer to any rear lot line than 1.5 metres [Section 4.1.1 i)]	To permit a private swimming pool to be located 1.01 metres to a rear lot line.
12	A private swimming pool shall be not nearer to any exterior side lot line than the required setback of the main dwelling of unit on the lot (4.5 metres).[Section 4.1.1 i)]	To permit a private swimming pool to be located 1.54 metres to the exterior side lot line.

Zoning By-law 1-88		Variance requested
13	Any architectural design element which is greater than 1.8 metres in height shall be setback from the property line a distance equal to the height of said architectural design element (Feature wall = 1.84 metres in height). [Section 4.1.1 k]	To permit an architectural design element (Feature wall) to be setback 1.13 metres.
14	Any architectural design element which is greater than 1.8 metres in height shall be setback from the property line a distance equal to the height of said architectural design element (Privacy Fence = 2.54 metres in height). [Section 4.1.1 k]	To permit an architectural design element (Privacy Fence) to be setback 0.66 metres.

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

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

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

Applicant Representation at Hearing:

Brandon Bell

Persons Before the Committee:

The following persons appeared before the Committee of Adjustment in connection with Minor Variance Application A050/22:

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.
Brandon Bell	Applicant Representation		Summary of Application

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

Moved By: Member H. Zheng

Seconded By: Member A. Antinucci

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

THAT Application No. A050/22 for 95 Claudia Avenue, Woodbridge be **APPROVED**, in accordance with the drawings and plans submitted with the application and subject to the following conditions:

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

#	DEPARTMENT / AGENCY	CONDITION(S) DESCRIPTION
provided to the Secretary-Treasurer to be finalized. All conditions must be cleared prior to the issuance of a Building Permit.		
1	Development Planning joshua.cipolletta@vaughan.ca	That the final elevations for the accessory structure be approved to the satisfaction of the Development Planning Department.
2	Development Engineering farzana.khan@vaughan.ca	The Owner/applicant shall submit the revised Lot Grading and/or Servicing Plan to the Development Inspection and Lot Grading division of the City's Development Engineering Department for final lot grading and/or servicing 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 https://www.vaughan.ca/services/residential/dev_eng/permits/Pages/default.aspx 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: Chair A. Perrella

ITEM: 20	FILE NO.: A052/22 PROPERTY: 32 WINTERLUDE COURT, KLEINBURG
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File Manager: Adriana MacPherson, Administrative Coordinator

Adjournment History: None

Address: 32 Winterlude Court, Kleinburg

Applicant: Uzzo and Anna Calderaro

Agent: Square Design Group (Anthony Bartolini)

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

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

#	Zoning By-law 001-2021	Variance requested
1	The minimum rear yard setback required is 12.0 metres. (Table 7-3)	To permit a minimum rear yard setback of 6.7 metres to a residential accessory building (Cabana).
2	The maximum permitted height of a residential accessory building is 3.0 metres. (Section 4.1.4)	To permit a maximum height of 4.0 metres for a residential accessory building (Cabana).
3	A minimum of 221.12 square metres of the rear yard is required to be composed of soft landscaping. (Section 4.19.1)	To permit a minimum of 193.44 square metres of the rear yard shall be composed of soft landscaping.

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

#	Zoning By-law 1-88	Variance requested
4	The minimum rear yard setback required is 7.5 metres. (Schedule 'A')	To permit a minimum rear yard setback of 6.7 metres to a residential accessory building (Cabana).
5	The maximum permitted height of any accessory building or structure measured from the nearest part of the roof is three (3) metres above finished grade. (Section 4.1.1 b)	To permit a maximum height of 3.46 metres to the nearest part of the roof for a residential accessory building (Cabana).
6	A minimum of 221.12 square metres of the rear yard is required to be composed of soft landscaping. (Section 4.1.2 b)	To permit a minimum of 193.44 square metres of the rear yard shall be composed of soft landscaping.

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

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

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

Applicant Representation at Hearing:
Anthony Bartolini

Persons Before the Committee:

The following persons appeared before the Committee of Adjustment in connection with Minor Variance Application A052/22:

Name	Position/Title	Address (Public)	Nature of Submission
Christine Vigneault	Secretary Treasurer		Secretary Treasurer reviewed the proposal, confirmed public written submissions/deputations and recommended conditions of approval.
Anthony Bartolini	Applicant Representation		Summary of Application

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

Moved By: Member H. Zheng

Seconded By: Member A. Antinucci

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

THAT Application No. A052/22 for 32 Winterlude Court, 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
<p>All conditions of approval, unless otherwise stated, are considered to be incorporated into the approval “if required”. If a condition is no longer required after an approval is final and binding, the condition may be waived by the respective department or agency requesting conditional approval. A condition cannot be waived without written consent from the respective department or agency.</p> <p>It is the responsibility of the owner/applicant and/or authorized agent to obtain and provide a clearance letter from respective department and/or agency (see condition chart below for contact). This letter must be provided to the Secretary-Treasurer to be finalized. All conditions must be cleared prior to the issuance of a Building Permit.</p>		
1	Development Engineering farzana.khan@vaughan.ca	<ol style="list-style-type: none"> The Owner/applicant shall submit the revised Lot Grading and/or Servicing Plan to the Development Inspection and Lot Grading division of the City’s Development Engineering Department for final lot grading and/or servicing 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 https://www.vaughan.ca/services/residential/dev_eng/permits/Pages/default.aspx to learn how to apply for lot grading and/or servicing approval. The owner/applicant shall provide a brief to demonstrate the appropriate LID (Low-impact Development) measures and show the measures taken in the drawing to the satisfaction of DE to address the decrease in softscape from 221.12 sq.m to 193.44 sq.m in order to mitigate potential impacts on the municipal storm water system.

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: Chair A. Perrella

ITEM: 21	FILE NO.: A055/22 PROPERTY: 15 WALLENBERG DRIVE, MAPLE
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File Manager: Pravina Attwala, Administrative Coordinator

Adjournment History:None

Address: 15 Wallenberg Drive, Maple

Applicant: Igor Perett

Agent: Albert Yerushalmi

Purpose: Relief from the Zoning By-law is being requested to permit the construction of a proposed accessory structure in the rear yard which is proposed to function as a sauna.

The subject lands are zoned R3 Residential and subject to the provisions of Exception 14.886 under Zoning By-law 001-2021, as amended.

#	Zoning By-law 01-2021	Variance requested
1	A minimum rear yard of 2.4 metres is required. (S.4.1.2)	To permit a minimum rear yard of 1.34 metres.
2	A minimum interior side yard of 2.4 metres is required. (S.4.1.2)	To permit a minimum interior side yard of 0.97 metres.
3	A maximum building height of 3.0 metres is permitted to the highest point of the roof. (S.4.1.4)	To permit a maximum building height of 3.71 metres to the highest point of the roof.

The subject lands are zoned RD3 Residential Detached Zone Three, and subject to the provisions of Exception 9(1244) under Zoning By-law 1-88, as amended.

#	Zoning By-law 1-88	Variance requested
4	A minimum rear yard of 7.5 metres is required. (S.4.1.1)	To permit a minimum rear yard of 1.34 metres.
5	A minimum interior side yard of 1.2 metres is required. (S.4.1.1)	To permit a minimum interior side yard of 0.97 metres to the highest point of the roof.

Public Correspondence				
*Public correspondence received and considered by the Committee				
Correspondence Type	Name	Address	Date Received (mm/dd/yyyy)	Summary
Public	Aleksey Tabachnik	6 Wallenberg Drive	04/12/2022	Letter of Support
Public	Boris Agranat	7 Wallenberg Drive	04/12/2022	Letter of Support
Public	Irina Tkatcheva	19 Wallenberg Drive	04/08/2022	Letter of Opposition

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

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

Applicant Representation at Hearing:
Albert Yerushalmi

Persons Before the Committee:
The following persons appeared before the Committee of Adjustment in connection with Minor Variance Application A055/22:

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.
Albert Yerushalmi	Applicant Representation		Summary of Application

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

Moved By: Member A. Antinucci
 Seconded By: Member R. Buckler

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

THAT Application No. A055/22 for 15 Wallenberg Drive, Maple be **APPROVED**, in accordance with the drawings and plans submitted with the application

For the following Reasons:

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

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

Motion Carried

Members Opposed: None
 Members Absent from Hearing: Chair A. Perrella

ITEM: 22	FILE NO.: A063/22 PROPERTY: 233 SWEETWATER BLVD, MAPLE
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File Manager: Lenore Providence, Administrative Coordinator

Adjournment History: None

Address: 233 Sweetriver Blvd, Maple

Applicant: 2019625 Ontario Inc. (Joe Zanchin)

Agent: Wes Surdyka Architect Inc. (Wes Surdyka)

Purpose: Relief from the Zoning By-law is being requested to permit proposed additions to the existing car dealerships on the subject land and to permit that waste storage not be wholly located within a building.

The subject lands are zoned **GMU, General Mixed Use Zone** and subject to the provisions of **Exception 14.700 under Zoning By-law 001-2021.**

#	Zoning By-law 001-2021	Variance requested
1	The proposed addition to Building C shall be located within the required 3.5 m to 7 m build-to-zone. [Table 8-3]	To permit a building not to be located within the required 3.5 m to 7 m build-to-zone for a proposed addition to Building C.
2	A minimum ground floor height of 4.5 metres is required for the proposed addition to Building C. [Table 8-3]	To permit a minimum ground floor height of 3.81 m for a proposed addition to Building C.
3	Waste storage shall be wholly located within a building, within a waste storage enclosure or within a private garage in the GMU zone. [4.24]	To permit waste storage not to be wholly located within a building, within a waste storage enclosure or within a private garage in the GMU zone.

The subject lands are zoned **C1, Restricted Commercial** and subject to the provisions of **Exception 9(1031A) under Zoning By-law 1-88, as amended.**

#	Zoning By-law 1-88	Variance requested
4	A minimum rear yard setback of 15 metres is required to Building C. [Schedule A]	To permit a minimum rear yard setback of 9.04 metres to Building C.
5	A strip of land not less than 6.0 metres in width shall be provided along a lot line which abuts a street line, and shall be used for no other purpose than landscaping. [Subsections 3.13 & 5.1.1]	To permit a minimum landscape strip width of 4.46 metres abutting a street line.

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

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

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

Applicant Representation at Hearing:
Wes Surdyka

Persons Before the Committee:

The following persons appeared before the Committee of Adjustment in connection with Minor Variance Application A063/22:

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.
Wes Surdyka	Applicant Representation		Summary of Application

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

Moved By: Member A. Antinucci

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. A063/22 for 233 Sweetriver Blvd, Maple be **ADJOURNED** Sine Die, to permit time for the applicant to obtain Site Plan Approval.

Motion Carried

Members Opposed: None

Members Absent from Hearing: Chair A. Perrella

Other Business

None

Motion to Adjourn

Moved By: Member H. Zheng

Seconded By: Member A. Antinucci

THAT the meeting of Committee of Adjustment be adjourned at 7:30 p.m., and the next regular meeting will be held on May 5, 2022.

Motion Carried

April 14, 2022 Meeting Minutes were approved at the May 5, 2022 Committee of Adjustment Hearing.

Chair: Steve Kerwin

Secretary Treasurer: