

	<b>Committee of Adjustment Minutes</b> Hearing Date: December 8, 2022 Time: 6:00 p.m.
<p style="text-align: center; font-size: 2em;">DRAFT</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>
<b>Committee Member &amp; Staff Attendance</b>	
Committee Members:	Assunta (Sue) Perrella (Chair) Stephen Kerwin (Vice-Chair) Adolfo Antinucci Robert Buckler Hao (Charlie) Zheng
Secretary Treasurer: Administrative Coordinator in Attendance: Zoning Staff in Attendance: Planning Staff in Attendance::	Christine Vigneault Lenore Providence Sarah Scauzillo Joshua Cipolletta
Members / Staff Absent:	None

#### Disclosure of Pecuniary Interest

Member	Nature of Interest
Member A. Antinucci	Family doctor operates practice on subject lands.

#### Adoption of November 17, 2022 Minutes

Required Amendment	Page Number
N/A	N/A

Moved By: Vice Chair S. Kerwin

Seconded By: Member H. Zheng

THAT the minutes of the Committee of Adjustment Meeting of Thursday, November 17, 2022, be adopted as circulated.

**Motion Carried.**

#### Adjournments / Deferrals

Item Number	Application Number/Address	Adjournment Date	Reason for Adjournment
6.16	A286/22 - 260 Woodbridge Avenue, Woodbridge	January 26, 2023	To accommodate statutory public notice.
6.17	A288/22 - 310 Discovery Trail, Maple	Sine Die	To address planning recommendations.

#### 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.*

Member Antinucci requested that Item 6.13 (A277/22, 46 Centre Street) be called for discussion.

Member Buckler requested that Item 6.8 (A250/22, 7555 Bathurst Street) be called for discussion.

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

Item:	File No:	Property
6.1	A051/22	35 Elena Crescent, Maple
6.2	A177/22	492 Napa Valley Avenue, Woodbridge
6.4	A238/22	42 Thomas Henry Road, Thornhill
6.5	A240/22	46 Zantella Court, Maple
6.8	A250/22	7555 Bathurst Street, Vaughan
6.9	A252/22	170 Arnold Avenue, Thornhill
6.13	A277/22	46 Centre Street, Thornhill
6.20	A296/22	9600 Bathurst Street, Maple
6.21	A297/22	2 Marc Santi Blvd, Maple

#### Approval of Items Not Requiring Separate Discussion

Item:	File No:	Property
6.3	A184/22	305 Pine Valley Cres, Woodbridge
6.6	A248/22	68 Riviera Drive, Concord
6.7	A249/22	25 Rosshaven Crescent, Woodbridge
6.10	A268/22	258 Cranston Park Avenue, Maple
6.11	A273/22	6061 & 6079 Rutherford Road and 134 & 140 Simmons Street, Woodbridge
6.12	A274/22	78 Schuster Lane, Thornhill
6.14	A279/22	3201 Highway #7, Concord
6.15	A280/22	169 Wallenberg Drive, Maple
6.18	A289/22	130 Clarence Street, Woodbridge
6.19	A292/22	30 Malaren Road, Maple
6.22	A300/22	311 Bowes Road, Concord

Moved By: Member R. Buckler  
 Seconded By: Member 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, as it is the opinion of the Committee that these applications meet all four tests under Section 45(1) of the Planning Act.

**CARRIED**

<b>ITEM: 6.1</b>	<b>FILE NO.: A051/22</b> <b>PROPERTY: 35 ELENA CRESCENT, MAPLE</b>
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File Manager: Adriana Bozzo, Administrative Coordinator

Adjournment History: None

Address: 35 Elena Cr. Maple

Applicant: Oleksandr Kholodovsky

Agent: Angus Skene

Purpose: Relief from the Zoning By-law is being requested to permit the existing pergola (trellis), sauna and shed.

The subject lands are zoned R4 (EN)- Fourth Density Residential (Established Neighbourhood) and subject to the provisions of Exception 14.581 under Zoning By-law 001-2021, as amended.

#	Zoning By-law 01-2021	Variance requested
1	A minimum interior side yard setback of 0.6 m is required. [Section 4.1.2.b]	To permit a minimum interior side yard setback of 0.37 m to a residential accessory structure (sauna).

The subject lands are zoned R4 – Fourth Density Residential and subject to the provisions of Exception 9(893) under Zoning By-law 1-88, as amended.

	Zoning By-law 1-88	Variance requested
2	A minimum rear yard of 9.0 m is required. [Section 4.1.1.c and Schedule A]	To permit a minimum rear yard setback of 7.77 metres for an accessory structure (pergola).
3	A minimum rear yard setback of 9.0 m is required. [Section 4.1.1.c and Schedule A]	To permit a minimum rear yard setback of 2.00 metres to an accessory structure (8.86 m <sup>2</sup> shed).
4	A minimum rear yard setback of 9.0 m is required. [Section 4.1.1.c and Schedule A]	To permit a minimum rear yard setback of 0.69m to an accessory structure (sauna).
5	A minimum interior side yard setback of 1.2 m is required. [Section 4.1.1.c and Schedule A]	To permit a minimum interior side yard setback of 0.37 metres to an accessory structure (sauna).

Public Correspondence				
*Public correspondence received and considered by the Committee				
Correspondence Type	Name	Address	Date Received (mm/dd/yyyy)	Summary
Public	Camilo Yepes	Not provided	12/06/2022	Letter of Support
Public	Anonymous	Not provided	12/07/2022	Letter of Objection

Late Public Correspondence				
* Public Correspondence received after the correspondence deadline (Deadline: Noon on the last business day prior to the scheduled hearing)				
Correspondence Type	Name	Address	Date Received (mm/dd/yyyy)	Summary
Public	Anonymous (3 letters)	Not provided	12/07/2022	Letter of Objection
Public	Not Provided	47 Elena Crescent	12/08/2022	Letter of Objection

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

**Applicant Representation at Hearing:**  
Angus Skene

**Persons Before the Committee:**

The following persons appeared before the Committee of Adjustment in connection with Minor Variance Application A051/22:

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.
Angus Skene	Applicant Representation		Summary of Application Addressed public comments

The following points of clarification were requested by the Committee:

Committee Member:	Addressed to:	Point of Clarification:
Member R. Buckler	Applicant Representation	Requested clarification on what changes were made during the review process to accommodate staff recommendations.

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. A051/22 for 35 Elena Cr. Maple be **APPROVED**, in accordance with the drawings and plans submitted with the application.

**For the following Reasons:**

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

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

**Motion Carried**

Members Opposed: None  
Members Absent from Hearing: None

<b>ITEM: 6.2</b>	<b>FILE NO.: A177/22</b> <b>PROPERTY: 492 NAPA VALLEY AVE, WOODBRIDGE</b>
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File Manager: Lenore Providence, Administrative Coordinator

Adjournment History: None

Address: 492 Napa Valley Ave. Woodbridge

Applicant: Patrizia and Alfred Wieser

Agent: Raia Realty Inc. (Anthony Raia)

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

**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.**

#	<b>Zoning By-law 001-2021</b>	<b>Variance requested</b>
1	A minimum interior side yard 1.2 m is required. [4.1.2]	To permit a minimum northerly interior side yard of 0.6 m from the northerly lot line to an accessory residential structure (shed with roof overhang).
2	A minimum rear yard of 0.6 m is required. [4.1.2]	To permit a minimum rear yard of 0.6 m from the rear lot line to an accessory residential structure (shed with roof overhang).

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

	<b>Zoning By-law 1-88</b>	<b>Variance requested</b>
3	A minimum interior side yard of 1.2 m is required. [Schedule A1 and 4.1.1]	To permit a minimum northerly interior side yard of 0.6 m from the northerly lot line to an accessory structure (shed with roof overhang).
4	A minimum rear yard of 7.5 m is required. [Schedule A1 and 4.1.1]	To permit a minimum rear yard of 0.6 m from the rear line to an accessory structure (shed with roof overhang).

<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</b> (mm/dd/yyyy)	<b>Summary</b>
Public	Stephanie Fanutti	478 Napa Valley Ave	05/02/2022	Letter of Support
Public	Tejinder Singh	496 Napa Valley Ave	05/02/2022	Letter of Support
Public	Fiorina Chiappetta	151 Via Carmine ve	09/15/2022	Letter of Objection / Photos

<b>Late Public Correspondence</b>				
* Public Correspondence received after the correspondence deadline (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</b> (mm/dd/yyyy)	<b>Summary</b>
None				

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

**Applicant Representation at Hearing:**  
Raia Realty Inc. (Anthony Raia)

**Persons Before the Committee:**

The following persons appeared before the Committee of Adjustment in connection with Minor Variance Application A177/22:

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 Raia	Applicant Representation		Summary of Application Addressed public comments
	Public		In Support of Application

The following points of clarification were requested by the Committee:

Committee Member:	Addressed to:	Point of Clarification:
Chair Perrella	Applicant Representation	Requested clarification on whether the photos provided were an accurate reflection of the current state of the shed.

Moved By: Member A. Antinucci

Seconded By: Vice Chair S. Kerwin

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

THAT Application No. A177/22 for 492 Napa Valley Ave. 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 <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 DEPermits@vaughan.ca.

**For the following Reasons:**

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

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: 6.4</b>	<b>FILE NO.: A238/22</b> <b>PROPERTY: 42 THOMAS HENRY ROAD, THORNHILL</b>
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File Manager: Pravina Attwala, Administrative Coordinator

Adjournment History: None

Address: 42 Thomas Henry Rd. Thornhill

Applicant: Kim Andes & Allan Friedman

Agent: Tarunpreet Kaur

Purpose: Relief from the by-law is being requested to permit the construction of a proposed covered porch.

**The subject lands are zoned R4(EN) – Fourth Density Residential Zone (Established Neighbourhood) and subject to the provisions of Exception 14.291 under Zoning By-law 001-2021, as amended.**

#	Zoning By-law 01-2021	Variance requested
1	A maximum encroachment into the minimum required rear yard shall be 2.0 metres for a porch [Section 4.13, Table 4-1].	To permit a maximum encroachment of 3.14 metres into the minimum required rear yard for a porch.

**The subject lands are zoned R4, Residential Zone, and subject to the provisions of Exception 9(491) 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 porch roof [Schedule T-32].	To permit a minimum rear yard of 4.36 metres to the porch roof.

Public Correspondence				
*Public correspondence received and considered by the Committee				
Correspondence Type	Name	Address	Date Received (mm/dd/yyyy)	Summary
Public	Shyamal Ghosal	46 Thomas Henry Road	11/29/2022	Support Letter
Public	Leon Wiktorowicz	43 Ferne-Rachel Road	11/29/2022	Support Letter
Public	Dalong Wang	47 Ferne-Rachel Rd.	12/06/22	Letter of Opposition
Public	Sylvania Ng and Edward Kasprzak	38 Thomas Henry Rd	12/07/22	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:

Tarunpreet Kaur

#### Persons Before the Committee:

The following persons appeared before the Committee of Adjustment in connection with Minor Variance Application A238/22:

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.

Tarunpreet Kaur	Applicant Representation		Summary of Application Address public comments
Edward Kasprzak	Public	38 Thomas Henry Rd Thornhill , Ontario L4J 6J3	<p>Opposed to Application</p> <p><b>Concerns Raised:</b></p> <ul style="list-style-type: none"> <li>▪ Opined that the development incorrectly described as covered porch</li> <li>▪ Structure could be enclosed and used year round</li> <li>▪ Loss of Privacy (Requested fence to address privacy issues)</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. A238/22 for 42 Thomas Henry Rd. Thornhill be **APPROVED**, in accordance with the drawings and plans submitted with the application.

**For the following Reasons:**

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

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

**Motion Carried**

Members Opposed: None  
 Members Absent from Hearing: None



<b>ITEM: 6.5</b>	<b>FILE NO.: A240/22</b> <b>PROPERTY: 46 ZANTELLA COURT, MAPLE</b>
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File Manager: Lenore Providence, Administrative Coordinator

Adjournment History: None

Address: 46 Zantella Ct. Maple

Applicant: Taron Petevotyan and Agata Hovakimyan

Agents: TBM Engineers Inc. (Brian Escobar and Tatiana Quintana)

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

**The subject lands are zoned R4(EN) and subject to the provisions of Exception 14.632 under Zoning By-law 001-2021, as amended.**

#	Zoning By-law 01-2021	Variance requested
1	A minimum rear yard setback of 5.5 metres to the covered porch is required. [Section 7.2.3 and 4.13]	To permit a minimum rear yard setback of 3.1 metres to the porch.

**The subject lands are zoned R4 and subject to the provisions of Exception 9(632) under Zoning By-law 1-88, as amended.**

	Zoning By-law 1-88	Variance requested
2	A minimum rear yard setback of 7.5 metres to the covered porch. [Schedule A]	To permit a minimum rear yard setback of 3.1 metres to the covered porch.

Public Correspondence				
*Public correspondence received and considered by the Committee				
Correspondence Type	Name	Address	Date Received (mm/dd/yyyy)	Summary
Public	Marat Gulbandgan	42 Zantella Court	8/07/2022	Letter of Support
Public	Lou Moretto	29 Belmont Crescent	12/02/22	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:

Tatiana Quintana

#### Persons Before the Committee:

The following persons appeared before the Committee of Adjustment in connection with Minor Variance Application A240/22:

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.
Tatiana Quintana	Applicant Representation		Summary of Application Address public comments
Lou Moretto	Public		Opposed to Application

			<b>Concerns Raised:</b> <ul style="list-style-type: none"><li>▪ Loss of property enjoyment (due to overlook, lighting and water runoff)</li><li>▪ Requested conditions of approval to address concerns (see correspondence submitted).</li></ul>
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The following points of clarification were requested by the Committee:

Committee Member:	Addressed to:	Point of Clarification:
Chair A. Perrella	Building Standards	In response to Chair Perrella, Sarah Scauzillo, Zoning Examiner clarified that the conditions requested by Mr. Moretto are not related to zoning matters that would be addressed at the permit stage.
Member H. Zheng	Applicant Representation	Clarified that roof could not be structurally used as a terrace and would be subject to review at permit stage.

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. A240/22 for 46 Zantella Ct. 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
1	TRCA <a href="mailto:Hamedeh.Razavi@trca.ca">Hamedeh.Razavi@trca.ca</a>	That the applicant provides the required fee amount of \$610.00 payable to the Toronto and Region Conservation Authority.

**For the following Reasons:**

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

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

**Motion Carried**

Members Opposed: None  
Members Absent from Hearing: None

<b>ITEM: 6.8</b>	<b>FILE NO.: A250/22</b> <b>PROPERTY: 7555 BATHURST STREET, VAUGHAN</b>
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File Manager: Pravina Attwala, Administrative Coordinator

Adjournment History: None

Address: 7555 Bathurst St. Vaughan

Applicant: Mesivta Ohr & Temimim Lubavitch

Agent: Ideals Architect Incorporated (Richard Idels)

Purpose: Relief from the Zoning By-law is being requested to permit an educational facility (private school) on the ground floor of the existing building, a proposed addition (in the form of a portable structure), which will be attached to the existing building and garbage enclosure. Relief is also required to facilitate related Site Plan Application DA.22.039.

**The subject lands are currently zoned R1E (EN) – First Density Residential Zone (Established Neighbourhood), subject to Exception 14.547 under By-law 001-2021 as amended.**

#	<b>Zoning By-law 001-2021</b>	<b>Variance requested</b>
1	An educational facility (private school) and synagogue having a total maximum gross floor area of 395 square metres, is only permitted on the second floor of any building erected on the "Subject Lands" as shown on Figure E-941. [14.547]	To permit an educational facility (private school) on the ground floor of the existing building and within an addition to the existing building.
2	All buildings or structures erected on the lands shown as Subject Lands on Figure E-941 shall be located within the area described as Building Envelope No. 1. [14.547, 1a]	To permit an addition to an existing building to be located outside of the area described as Building Envelope No. 1 as shown on Figure E-941.
3	All buildings or structures erected on the lands shown as Subject Lands on Figure E-941 shall be located within the area described as Building Envelope No. 1. [14.547, 1a]	To permit the proposed garbage enclosure to be located outside of the area described as Building Envelope No. 1 as shown on Figure E-941.
4	A minimum of 19 on-site parking spaces shall be provided. [14.547.3.1].	To permit a minimum of 14 on-site parking spaces.
5	A minimum landscape width of 5.0 m shall be provided along Bathurst Street to be used for no other purpose than landscaping. [14.547.2 1dii]	To permit a minimum landscape width of 4.71 m along Bathurst Street.
6	The strip of land along Arnold Avenue shall be 1.8 m. [14.547.1 d i]	To permit a minimum landscape width of 1.2 m along Arnold Avenue.

**The subject lands are currently zoned R1V – Old Village Residential Zone, subject to Exception 9(858) under By-law 1-88 as amended.**

	<b>Zoning By-law 1-88</b>	<b>Variance requested</b>
7	An educational facility (private school) and synagogue having a total maximum gross floor area of 395 square metres, is only permitted on the second floor of any building erected on the "Subject Lands" as shown on Schedule E-941. [9(858)]	To permit an educational facility (private school) on the ground floor of the existing building and within an addition to the existing building.
8	All buildings or structures erected on the lands shown as Subject Lands on Schedule E-941 shall be located within the area described as Building Envelope No. 1. [9(858, bi)].	To permit an addition to an existing building to be located outside of the area described as Building Envelope No. 1 as shown on Figure E-941.
9	All buildings or structures erected on the lands shown as Subject Lands on Schedule E-941 shall be located within the area described as Building Envelope No. 1. [9(858, bi)].	To permit the proposed garbage enclosure to be located outside of the area described as Building Envelope No. 1 as shown on Schedule E-941.
10	A minimum of 19 on-site parking spaces shall be provided. [9(858, ei)].	To permit a minimum of 14 on-site parking spaces.

<b>Zoning By-law 1-88</b>		<b>Variance requested</b>
11	A minimum landscape width of 5.0 m shall be provided along Bathurst Street to be used for no other purpose than landscaping. [9(858 di)]	To permit a minimum landscape width of 4.71 m along Bathurst Street.
12	A minimum landscape width of 1.8 m shall be provided along Arnold Avenue to be used for no other purpose than landscaping. [9(858 di)]	To permit a minimum landscape width of 1.2 m along Arnold Avenue.

<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</b> (mm/dd/yyyy)	<b>Summary</b>
Public	5028558 Ontario Inc.	265 Arnold Ave	11/30/22	Support Letter
Public	Oren & Neely Antebi	256 Arnold Ave	11/30/22	Support Letter
Public	Brian Katchan & Asia Kreichman	260 Arnold Ave	11/30/22	Support Letter
Public	Gil & Maria Shcolyar	261 Arnold Ave	11/30/22	Support Letter
Public	Kollel Rebbi Shimon BarYochai Shalom Revah	269 Arnold Ave	11/30/22	Support Letter
Public	Congregation Rishon LeZion (Rabbi Shalom Revah)	7585 Bathurst Street & 274 Arnold Ave	11/30/22	Support Letter
Public	Rabbi Zalman Aaron Grossbaum (Chadbad Lubavitch of Southern Ontario)	770 Chabad Gate	11/30/22	Support Letter
Public	Margarita Simkin (INKAS)	N/A	11/30/22	Support Letter
Public	Edward Kholodenko	5700 Yonge Street, Suite 1900, Toronto	11/30/22	Support Letter
Public	Dr. Boris Karlin	7533 Bathurst Street	11/30/22	Support Letter
Public	Dr. David Klein and Dr. Revita Wanono	586 Spring Gate Blvd.	12/06/22	Support Letter

<b>Late Public Correspondence</b>				
* Public Correspondence received after the correspondence deadline (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</b> (mm/dd/yyyy)	<b>Summary</b>
None				

<b>Staff &amp; Agency Correspondence (Addendum)</b>				
* Processed as an addendum to the Staff Report				
Department: Planning Department				
Nature of Correspondence: Planning Comments				
Date Received: 12/06/2022				

**Applicant Representation at Hearing:**

Richard Idels  
Adam Layton

**Persons Before the Committee:**

The following persons appeared before the Committee of Adjustment in connection with Minor Variance Application A250/22:

<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.

Adam Layton	Applicant Representation		Summary of Application Provided a presentation to the Committee
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The following points of clarification were requested by the Committee:

Committee Member:	Addressed to:	Point of Clarification:
Member A. Antinucci	Applicant Representation	Requested clarification on why the portable structure not an addition to the existing building.
Member A. Antinucci	Applicant Representation	Requested clarification on whether the reduction to parking would be a concern given the proposed use.
Member H. Zheng	Applicant Representation	Requested clarification on the location of 265 Arnold Crescent (Support letter received, address not on map).

Moved By: Member R. Buckler

Seconded By: Member A. Antinucci

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

THAT Application No. A250/22 for 7555 Bathurst St. Vaughan be **APPROVED**, in accordance with the drawings and plans submitted with the application and subject to the following conditions:

#	DEPARTMENT / AGENCY	CONDITION(S) DESCRIPTION
1	Development Planning <a href="mailto:roberto.simbana@vaughan.ca">roberto.simbana@vaughan.ca</a>	That all comments on Site Development Application DA.22.039 be addressed to the satisfaction of the Development Planning Department.
2	Development Engineering <a href="mailto:ian.reynolds@vaughan.ca">ian.reynolds@vaughan.ca</a>	The Owner/applicant shall obtain approval for the related Site Development Application (DA.22.039) from the Development Engineering (DE) 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: None

<b>ITEM: 6.9</b>	<b>FILE NO.: A252/22</b> <b>PROPERTY: 170 ARNOLD AVE, THORNHILL</b>
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File Manager: Pravina Attwala, Administrative Coordinator

Adjournment History: None

Address: 170 Arnold Ave. Thornhill

Applicant: Noah Tenser & Clara Serruya

Agent: Richard Wengle Architect Inc. (Naomi Tannis)

Purpose: Relief from the Zoning By-law is being requested to permit the construction of a proposed single family dwelling, covered porte-cochere (canopy) a cabana and swimming pool.

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

#	Zoning By-law 001-2021	Variance requested
1	Maximum permitted encroachment into a required yard by a permanent canopy is 0.6m. [Table 4-1]	To permit a permanent canopy (covered porte Cochere) to encroach 7.79m into the required front yard.
2	The maximum lot coverage of all accessory buildings and residential accessory structures excluding an accessory detached garage shall be 10% or 67.0 m <sup>2</sup> , whichever is less. [Section 4.1.3.1]	To permit a maximum lot coverage of 151.49 m <sup>2</sup> of the proposed accessory building and structure (cabana and permanent canopy).
3	Maximum permitted lot coverage is 20%. [Table 7-3]	To permit a maximum lot coverage of 29.97% (including principal building, covered porte cochere, and cabana).
4	The maximum building height shall be 8.66 m. [Section 4.5.1.b.]	To permit a maximum height of 11.0m for the replacement dwelling.

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

	Zoning By-law 1-88	Variance requested
5	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.c]	To permit an accessory structure (covered porte cochere) in the front yard.
6	Minimum required front yard is 9.79m. [Schedule A, Footnote 11 and Section 4.1.1.c]	To permit a minimum front yard of 1.09m to an accessory structure (covered porte cochere).
7	Maximum permitted lot coverage is 20%. [Schedule A]	To permit a maximum lot coverage of 29.97% (including principal building, cabana and porte cochere).
8	The percentage of the lot area covered by all accessory buildings and structures other than those attached to the main building shall not exceed ten percent (10%) or 67 square metres, whichever is the lesser. [4.1.1.a]	To permit a cabana with a maximum lot area coverage of 98.51 square 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:**  
Ryan Guetter

**Persons Before the Committee:**  
The following persons appeared before the Committee of Adjustment in connection with Minor Variance Application A252/22:

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.
Ryan Guetter	Applicant Representation		Summary of Application Provided Presentation to Committee

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 lot area of the subject lands.
Chair A. Perrella	Applicant Representation	Requested clarification on why staff recommendations were not addressed during the review stage.
Member R. Buckler	Applicant Representation	Requested clarification on whether the applicant would be agreeable to an adjournment to permit time to address staff recommendations.

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

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

THAT Application No. A252/22 for 170 Arnold Ave. Thornhill be **ADJOURNED SINE DIE** to permit time for the applicant to address Development Planning recommendations..

**Motion Carried**

Members Opposed: None  
Members Absent from Hearing: None



<b>ITEM: 6.13</b>	<b>File No.: A277/22</b> <b>PROPERTY: 46 CENTRE STREET, THORNHILL</b>
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File Manager: Lenore Providence, Administrative Coordinator

Adjournment History: None

Address: 46 Centre St. Thornhill

Applicant: 1840657 Ontario Inc. (Soudabeth Sheini Alinaghi)

Agent: Michael Scott Architect Inc. (Michael Scott)

Purpose: Relief from the Zoning By-law is being requested to permit an addition to the rear of the existing heritage house (Building A on the plan provided with the application) and the construction of a second building on the site (Building B on the plan provided with the application). Relief is also required to facilitate related Site Plan Application DA.19.024

**The subject lands are zoned R1A – First Density Residential Zone and subject to the provisions of Exception 14.189 under Zoning By-law 001-2021, as amended.**

#	Zoning By-law 01-2021	Variance requested
1	All buildings or structures shall be located within the area shown as Building Envelopes A and B on Figure E-357, save and except accessory buildings with an area of less than 6.0 m <sup>2</sup> [14.189.2 f)].	To permit Building B to not be located within the building envelope shown on Figure E-357 as shown on the site plan.
2	A maximum eave and gutter encroachment of 0.5 metres is required [Table 4-1].	To permit a maximum eave and gutter encroachment of 0.62 metres.
3	A maximum canopy encroachment of 0.5 metres is required [Table 4-1].	To permit a maximum encroachment of 1.25 metres into the rear yard for a canopy.
4	In the R1A zone, any portion of a yard in excess of 135.0 m <sup>2</sup> shall be comprised of a minimum 60% soft landscape [Section 4.19.1.1].	To permit a minimum of 44.3% of the area of the rear yard in excess of 135 m <sup>2</sup> to be soft landscaping.

**The subject lands are zoned R1, Residential Zone, and subject to the provisions of Exception 9(345) under Zoning By-law 1-88, as amended.**

	Zoning By-law 1-88	Variance requested
5	All buildings or structures shall be located within the area shown as Building Envelopes A and B on Figure E-357, save and except accessory buildings with an area of less than 6.0 m <sup>2</sup> [9(345 ei)].	To permit Building B to not be located within the building envelope shown on Figure E-357 as shown on the site plan.
6	A maximum eave and gutter encroachment of 0.5 metres is required [Section 3.14].	To permit a maximum eave and gutter encroachment of 0.62 metres.
7	A maximum canopy encroachment of 0.5 metres is required [Section 3.14].	To permit a maximum encroachment of 1.25 metres into the rear yard for a canopy.
8	In an R1 zone, where the area of a rear yard of a lot is greater than 135m <sup>2</sup> , a minimum 60% of that portion of the rear yard in excess of 135 m <sup>2</sup> shall be composed of soft landscaping [Section 4.1.2 b)].	To permit a minimum of 44.3% of the area of the rear yard in excess of 135 m <sup>2</sup> to be 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:**

Michael Scott

**Persons Before the Committee:**

The following persons appeared before the Committee of Adjustment in connection with Minor Variance Application A277/22:

Name	Position/Title	Address (Public)	Nature of Submission
Christine Vigneault	Secretary Treasurer		Secretary Treasurer reviewed the proposal, confirmed public written submissions/deputations and recommended conditions of approval.
Michael Scott	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 the applicant felt Metrolinx comments would impact their proposal.

Moved By: Member A. Antinucci

Seconded By: Vice Chair S. Kerwin

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

THAT Application No. A277/22 for 46 Centre St. Thornhill be **APPROVED**, in accordance with the drawings and plans submitted with the application and subject to the following conditions:

#	DEPARTMENT / AGENCY	CONDITION(S) DESCRIPTION
1	Development Planning <a href="mailto:joshua.cipolletta@vaughan.ca">joshua.cipolletta@vaughan.ca</a>	That all comments on Site Development Application DA.19.024 be addressed to the satisfaction of the Development Planning Department.
2	Development Engineering <a href="mailto:ian.reynolds@vaughan.ca">ian.reynolds@vaughan.ca</a>	The Owner/applicant shall obtain approval for the related Site Development Application (DA.19.024) from the Development Engineering (DE) 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: None

<b>ITEM: 6.20</b>	<b>FILE NO.: A296/22</b> <b>PROPERTY: 9600 BATHURST STREET, MAPLE</b>
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File Manager: Lenore Providence, Administrative Coordinator

Adjournment History: None

Address: 9600 Bathurst St. Maple

Applicant: Joseph & Wolf Lebovic Jewish Community Campus

Agent: WSP Canada Inc. (Doug Stiles)

Purpose: Relief from the Zoning By-law is being requested to permit the development of a twin pad arena on the east side of the existing Community Centre and to facilitate related Site Plan Application DA.21.067.

#	Zoning By-law 01-2021	Variance requested
1	A minimum front yard setback of 3.0 metres is required to the proposed addition. [Table 13-3]	To permit a minimum front yard setback of 1.0 metres to the proposed addition abutting Bathurst Street
2	A minimum exterior side yard setback of 3.0 metres is required to the proposed addition. [Table 13-3]	To permit a minimum exterior side yard setback of 2.0 metres to the addition abutting Lebovic Campus Drive.
3	A maximum building height of 11.0 metres is permitted. [Table 13-3].	To permit a maximum building height of 14 metres for the proposed addition.
4	A minimum 3.0 metre in width landscape strip is required along a street line. [Table 13-3].	To permit a minimum landscape strip of 1.0 metres abutting Bathurst Street and 2.0 m at the Sight-triangle.
5	A minimum 3.0 metre in width landscape strip is required abutting an Open Space Zone. [Table 13-3].	To permit a minimum landscape strip of 0.0 metres abutting an Open Space Zone.
6	Parking Space, Loading space and stacking lane requirements shall be provided for and located on the same lot as the use for which the parking is required. [Section 6.1.4]	To permit Parking Spaces, Loading spaces and stacking lanes requirements to be located on Lands to the south abutting the proposal.
7	A minimum of 5 Long Term Bicycling Spaces are required for the addition.	That no Long Term Bicycle Spaces will be provided.

**The subject lands are zoned A, Agricultural and subject to the provisions of Zoning By-law 1-88, as amended.**

	Zoning By-law 1-88	Variance requested
8	A minimum front yard setback of 15.0 metres is required to the proposed addition abutting Bathurst Street. [Schedule A]	To permit a minimum front yard setback of 1.0 metres to the proposed addition abutting Bathurst Street.
9	A minimum exterior side yard setback of 15 metres is required to the proposed addition abutting Lebovic Campus Drive. [Schedule A]	To permit a minimum exterior side yard setback of 2.0 metres to the addition.
10	A maximum building height of 11.0 metres is permitted. [Schedule A]	To permit a maximum building height of 14.0 metres for the addition.
11	A maximum lot coverage of 20% is permitted for the site. [Schedule A]	To permit a maximum lot coverage of 45.0%
12	A minimum landscape strip of 6.0 metres in width is required abutting a street line. [Schedule A]	To permit a minimum landscape strip of 1.0 metre in width abutting Bathurst Street and Sight-triangle, 2.0 metres in width abutting Lebovic Campus Dr and Sight-triangle .
13	A minimum 2.4 metres in width landscape strip is required abutting an Open Space Zone. [Schedule A]	To permit a 0.0 metre wide landscape strip abutting an Open Space Zone.
14	The owner of every building or structure erected or used for any of the uses hereinafter set forth shall provide and maintain on the lot which it is erected, for the sole use of the owner, occupant, or other persons entering upon or making use	To permit the location of parking spaces, and area not to be located on the lot but on the lot directly abutting to the south of the proposal.

	<b>Zoning By-law 1-88</b>	<b>Variance requested</b>
	of the said premises from time to time, parking spaces and areas. [Section 3.8 a)]	
15	A total minimum of 2187 parking spaces are required for the site with the proposed addition.	To permit a minimum 467 parking spaces on site and 263 parking spaces located on the City lot to the south at 2 Mark Santi Blvd, for a total of 730 parking spaces.
16	The minimum required number of accessible parking spaces is 11 Type A spaces and 11 Type B Spaces (based on the addition) [Section 3.8 d) iii]	To permit 7 Type A spaces (and 23 Type B spaces). This includes 7 Type A spaces and 3 Type B spaces on the adjacent lot to the south.

<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	Vadim Sverdlik	2 Geshar Crescent	11/30/2022	Letter of Opposition
Public	Rostislav Vishnever	41 Marc Santi Blvd	12/06/2022	Letter of Opposition
Public	Shane Urowitz	65 Cedarpoint Court, Maple	12/07/2022	Letter of Support
Public	Avi Glina	110 Cook's Mill Cres	12/07/2022	Letter of Support
Public	Mark Epstein	77 Cook's Mill Cres	12/07/2022	Letter of Support
Public	Corey Tarnow	29 Marc Santi Blvd	12/07/2022	Letter of Support
Public	Deborah Goldberg	31 Lindvest Cres	12/07/2022	Letter of Support
Public	Joshua Chitiz	60 Morisot Avenue	12/07/2022	Letter of Support

<b>Late Public Correspondence</b>				
* Public Correspondence received after the correspondence deadline (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>
Public	John E. Denney	189 Stephen Street, Richmond Hill	12/07/2022	Letter of concern

<b>Staff &amp; Agency Correspondence (Addendum)</b>				
* Processed as an addendum to the Staff Report				
Department: Development Planning				
Nature of Correspondence: Recommends Approval				
Date Received: 12/07/2022				

Prior to the application being heard, Member Antinucci left the Council Chambers due to declaring a conflict of interest.

#### **Applicant Representation at Hearing:**

Doug Stiles

#### **Persons Before the Committee:**

The following persons appeared before the Committee of Adjustment in connection with Minor Variance Application A296/22:

<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.
Doug Stiles	Applicant Representation		Summary of Application Addressed public comments

The following points of clarification were requested by the Committee:

Committee Member:	Addressed to:	Point of Clarification:
Member R. Buckler	Applicant Representation	Requested clarification on why variance #7 (with respect to location of parking, A296/22) was triggered.
Chair Perrella	Secretary Treasurer	Reviewed comments provided by Mr. Niral Merchant who did not attend hearing (requested to speak).

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. A296/22 for 9600 Bathurst St. 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
1	Development Planning <a href="mailto:Roberto.simbana@vaughan.ca">Roberto.simbana@vaughan.ca</a>	That Site Development File DA.21.067 be approved to the satisfaction of the Development Planning Department.
2	Development Engineering <a href="mailto:ian.reynolds@vaughan.ca">ian.reynolds@vaughan.ca</a>	The Owner/applicant shall obtain approval for the related Site Development Application (DA.21.067) from the Development Engineering (DE) 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**

Declared Conflict: Member Antinucci  
Members Opposed: None  
Members Absent from Hearing: None

<b>ITEM: 6.21</b>	<b>FILE NO.: A297/22</b> <b>PROPERTY: 2 MARC SANTI BLVD, MAPLE</b>
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File Manager: Lenore Providence, Administrative Coordinator

Adjournment History: None

Address: 2 Marc Santi Blvd. Maple

Applicant: City Of Vaughan

Agent: WSP Canada Inc. (Doug Stiles)

Purpose: Relief from the Zoning By-law is being requested to reorganize Wood Valley Park to facilitate the development of a twin pad arena on the east side of the existing Community Centre located on the lands to the north, municipally known as 9600 Bathurst Street and to facilitate related Site Plan Application DA.21.067.

**The subject lands are zoned OS1, Public Open Space Zone and subject to the provisions of Exception 14.861 under Zoning By-law 001-2021, as amended.**

#	Zoning By-law 01-2021	Variance requested
1	A minimum rear setback of 15.0 metres is required to the Baseball Field. [Table 12.3]	To permit a minimum rear yard setback of 10 m from Bathurst Street and 7.0 m at the sight-triangle.
2	The parking space, loading space and stacking land requirements of this By-law shall be provided for and located on the same lot as the use for which the parking is required.	To permit the location of 263 parking spaces to be located on the lot for the use of 9600 Bathurst Street.

**The subject lands are zoned OS2, Open Space Park Zone and subject to the provisions of Exception 9(1217) under Zoning By-law 1-88, as amended.**

	Zoning By-law 1-88	Variance requested
3	A minimum Front yard setback of 15 metres is required to the property lines. [Schedule A]	To permit a minimum front yard setback of 14.0 metres (measured to the sight triangle at Ilon Ramon and Mark Santi Blvd).
4	A minimum Exterior Side yard setback of 15 metres is required to the property lines. [Schedule A]	To permit a minimum exterior side yard setback of 7.0 metres (measured to the sight triangle at Marc Santi Blvd and Bathurst).
5	A minimum interior side yard setback of 15.0 metres is required to the Soccer Field from the Northerly Lot line. [Schedule A]	To permit a minimum interior side yard setback of 7.0 metres to the soccer field from the Northerly lot line
6	A minimum rear yard setback (Bathurst St) of 15 metres is required to the property lines.	To permit a minimum rear yard setback of 10 metres from Bathurst St. and 7.0 metres measured at the sight triangle at Marc Santi Blvd and Bathurst.
7	The owner of every building or structure erected or used for any of the uses hereinafter set forth shall provide and maintain on the lot on which it is erected, for the sole use of the owner, occupant, or other persons entering upon or making use of the said premises from time to time, parking spaces and areas.	To permit the location of 263 parking spaces to be located on the lot for the use of 9600 Bathurst Street.

Public Correspondence				
*Public correspondence received and considered by the Committee				
Correspondence Type	Name	Address	Date Received (mm/dd/yyyy)	Summary
Public	Vadim Sverdlik	2 Geshar Crescent	11/30/2022	Letter of Opposition
Public	Rostislav Vishnever	41 Marc Santi Blvd	12/06/2022	Letter of Opposition
Public	Shane Urowitz	65 Cedarpoint Court, Maple	12/07/2022	Letter of Support
Public	Avi Glina	110 Cook's Mill Cres	12/07/2022	Letter of Support
Public	Mark Epstein	77 Cook's Mill Cres	12/07/2022	Letter of Support

Public	Corey Tarnow	29 Marc Santi Blvd	12/07/2022	Letter of Support
Public	Deborah Goldberg	31 Lindvest Cres	12/07/2022	Letter of Support
Public	Joshua Chitiz	60 Morisot Avenue	12/07/2022	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: Development Planning				
Nature of Correspondence: Planning Comments				
Date Received: 12/07/2022				

Prior to the application being heard, Member Antinucci left the Council Chambers due to declaring a conflict of interest.

#### Applicant Representation at Hearing:

Doug Stiles

#### Persons Before the Committee:

The following persons appeared before the Committee of Adjustment in connection with Minor Variance Application A297/22:

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.
Doug Stiles	Applicant Representation		Summary of Application

The following points of clarification were requested by the Committee:

Committee Member:	Addressed to:	Point of Clarification:
Member R. Buckler	Applicant Representation	Requested clarification on why variance #7 (with respect to location of parking, A296/22) was triggered.
Chair Perrella	Secretary Treasurer	Reviewed comments provided by Mr. Niral Merchant who did not attend hearing (requested to speak).

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. A297/22, 2 Marc Santi Blvd. 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
1	Development Planning <a href="mailto:Roberto.simbana@vaughan.ca">Roberto.simbana@vaughan.ca</a>	That Site Development File DA.21.067 be approved to the satisfaction of the Development Planning Department.
2	Development Engineering <a href="mailto:ian.reynolds@vaughan.ca">ian.reynolds@vaughan.ca</a>	The Owner/applicant shall obtain approval for the related Site Development Application (DA.21.067) from the Development Engineering (DE) 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**

Declared Conflict: Member Antinucci  
Members Opposed: None  
Members Absent from Hearing: None



## Other Business

### 1. Amendment to COA Procedural By-law

Christine Vigneault, Secretary Treasurer gave an overview of By-law 255-2022, which was approved by Council. By-law 255-2022 amends [Committee of Adjustment Procedural By-law 069-2019](#) and includes a new Committee Terms of Reference (see Schedule A to attached By-law 255-2022).

### 2. Bill 23 – Third Party Appeals

Christine Vigneault, Secretary Treasurer gave an overview of the changes made (impacting Committee) Bill 23, the *More Homes Built Faster Act, 2022*, which was given Royal Assent on November, 28, 2022.

## Motion to Adjourn

Moved By: Vice Chair S. Kerwin

Seconded By: Member R. Buckler

THAT the meeting of Committee of Adjustment be adjourned at 7:37 p.m., and the next regular meeting will be held on January 26, 2023.

**Motion Carried**

**December 8, 2022 Meeting Minutes to be approved at the January 26, 2023 Committee of Adjustment Hearing.**

**Chair:**

**Secretary Treasurer:**