

	<p align="center">Committee of Adjustment Minutes</p> <p>Hearing Date: January 26, 2023</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>Assunta (Sue) Perrella (Chair) Stephen Kerwin (Vice-Chair) Adolfo Antinucci Robert Buckler Hao (Charlie) Zheng</p>
<p>Secretary Treasurer: Administrative Coordinator in Attendance: Administrative Coordinator in Attendance: Zoning Staff in Attendance: Planning Staff in Attendance:</p>	<p>Christine Vigneault Lenore Providence Pravina Attwala Greg Segganfredo Roberto Simbana</p>
<p>Members / Staff Absent:</p>	<p>None</p>

Disclosure of Pecuniary Interest

Member	Nature of Interest
N/A	N/A

Adoption of December 8, 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, December 8, 2022, be adopted as circulated.

Motion Carried.

Adjournments / Deferrals from the January 26, 2023 Hearing:

Item Number	Application Number/Address	Adjournment Date	Reason for Adjournment
6.15	A291/22	2871 Hwy 7, Vaughan	Adjourned to February 23, 2023 to accommodate statutory public notice.
6.21	A303/22	264 Carrier Crescent, Maple	Application withdrawn
6.27	A317/22	125 Parr Place, Thornhill	Adjourned to February 23, 2023 to accommodate statutory public notice.

Call for Items Requiring Separate Discussion

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

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

Item:	File No:	Property
6.1 – 6.3	B014/22, A233/22, A234/22	58 Crestwood Road, Thornhill
6.9	A242/22	80 Thornbank Road, Thornhill *Called by Member Buckler
6.10	A243/22	9511 Weston Road, Vaughan
6.14	A286/22	260 Woodbridge Avenue, Woodbridge
6.16	A294/22	27 Hurst Avenue, Maple
6.17	A295/22	19 Hurst Avenue, Maple
6.22	A304/22	36 Atkinson Avenue, Thornhill
6.24	A311/22	19 Sequoia Road, Woodbridge
6.25	A312/22	45 Harris Crescent, Kleinburg

Approval of Items Not Requiring Separate Discussion

Item:	File No:	Property
6.4	B019/22	4801 Teston Road, Vaughan
6.5	A003/22	30 Painted Pony Trail, Kleinburg
6.6	A004/22	36 Painted Pony Trail, Kleinburg
6.7	A005/22	42 Painted Pony Trail, Kleinburg
6.8	A157/22	106 Flatbush Avenue, Woodbridge
6.11	A260/22	60 Napier Street, Kleinburg
6.12	A284/22	343 Vaughan Mills Road, Woodbridge
6.13	A285/22	140 Parr Place, Thornhill
6.18	A298/22	223 Ridgefield Crescent, Maple
6.19	A299/22	200 Interchange Way, Concord
6.20	A301/22	156 Marlott Road, Maple
6.23	A308/22	30 Mactier Drive, Kleinburg

Moved By: Member S. Kerwin

Seconded By: Member A. Antinucci

THAT the above items **DO NOT** require separate discussion; and

THAT the items **not** requiring separate discussion be **APPROVED**, together with all recommended conditions of approval, as it is the opinion of the Committee that these applications meet all four tests under Section 45(1) of the Planning Act.

CARRIED

ITEM: 6.1	File No.: B014/22 PROPERTY: 58 CRESTWOOD ROAD, THORNHILL
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Adjournment History: None

Address: 58 Crestwood Rd. Thornhill

Applicant: 2793877 Ontario Limited (Andre Pasche & Warren & Sean Hill)

Agent: Design Plan Services inc. (David Igelman)

Purpose: Consent is being requested to sever a parcel of land for residential purposes, approximately 516 square metres and retain a parcel of land approximately 516 square metres. Both the severed and retained land will have frontage onto Crestwood Road and the existing structure is to be demolished.

Public Correspondence				
*Public correspondence received and considered by the Committee				
Correspondence Type	Name	Address	Date Received (mm/dd/yyyy)	Summary
Public	Mike Sepe	57 Crestwood Road	01/19/23	Letter of Objection
Public	Silvano Navacco	83 Crestwood Road	01/23/2023	Letter of Opposition
Public	Teresa Bacinello	51 Crestwood Road	01/23/2023	Letter of Opposition
Public	Shep Trubkin	63 Crestwood Road	01/23/2023	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:

Design Plan Services inc. (David Igelman)

Persons Before the Committee:

The following persons appeared before the Committee of Adjustment in connection with Consent Application B014/22:

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.
David Igelman	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 analysis of lot frontage and how this impacted Planning comments.
Member A. Antinucci	Applicant Representation	Observed that the neighbourhood consisted of large lots and had distinctive character/streetscape. He suggested that the owner consider a secondary suite.

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. B014/22 on behalf of 58 Crestwood Road, Thornhill, be **REFUSED** for the following reasons:

For the following Reasons:

This application is refused, as it is the opinion of the Committee that this application does not meet the criteria of section 51(24) of the Planning Act to which all consent applications must adhere.

The proposal does not conform to the City of Vaughan Official Plan.

The proposal does not conform to the Provincial Policy Statements as required by Section 3(1) of the Planning Act.

Motion Carried

Members Opposed: None

Members Absent from Hearing: None

ITEM: 6.2	File No.: A233/22 PROPERTY: 58 CRESTWOOD ROAD, THORNHILL
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Adjournment History: None

Address: 58 Crestwood Rd. Thornhill

Applicant: 2793877 Ontario Limited (Andre Pasche & Warren & Sean Hill)

Agent: Design Plan Services Inc (David Igelman)

Purpose: Relief from the Zoning by-law is being requested to permit reduced lot frontage and the construction of a proposed single family dwelling on the severed land subject to Consent Application B014/22.

The subject lands are zoned R2A(EN) – Second Density Residential Zone (Established Neighbourhood) and subject to the provisions of Exception 14.205 under Zoning By-law 001-2021, as amended.

#	Zoning By-law 01-2021	Variance requested
1	A minimum lot frontage of 15 metres is required [Table 7-4].	To permit a minimum lot frontage of 10.97 metres.
2	A minimum interior side yard of 2.2 metres is required [Section 4.5.2].	To permit a minimum interior side yard of 1.2 metres.
3	A minimum interior side yard of 2.2 metres is required [Section 4.5.2].	To permit a minimum interior side yard of 1.2 metres.

The subject lands are zoned R2 – Residential Zone and subject to the provisions of Exception 9(375) under Zoning By-law 1-88, as amended.

	Zoning By-law 1-88	Variance requested
4	A minimum lot frontage of 15 metres is required [Schedule A].	To permit a minimum lot frontage of 10.97 metres.

Public Correspondence				
*Public correspondence received and considered by the Committee				
Correspondence Type	Name	Address	Date Received (mm/dd/yyyy)	Summary
Public	Mike Sepe	57 Crestwood Road	01/19/23	Letter of Objection
Public	Silvano Navacco	83 Crestwood Road	01/23/2023	Letter of Opposition
Public	Teresa Bacinello	51 Crestwood Road	01/23/2023	Letter of Opposition
Public	Shep Trubkin	63 Crestwood Road	01/23/2023	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
Department: Building Standards Department Nature of Correspondence: Explanation of why side yard variances are not required Date Received: January 26, 2023

Applicant Representation at Hearing:
Design Plan Services Inc (David Igelman)

Persons Before the Committee:
The following persons appeared before the Committee of Adjustment in connection with Minor Variance Application A233/22:

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.
Design Plan Services Inc (David Igelman)	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 analysis of lot frontage and how this impacted Planning comments.
Member A. Antinucci	Applicant Representation	Observed that the neighbourhood consisted of large lots and had distinctive character/streetscape. He suggested that the owner consider a secondary suite.

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. A233/22 for 58 Crestwood Rd. Thornhill be **REFUSED**, in accordance with the drawings and plans submitted with the application.

For the following Reasons:

This application is refused, as it is the opinion of the Committee that this application does not meets all four tests under Section 45(1) of the Planning Act.

Motion Carried

Members Opposed: None

Members Absent from Hearing: None

ITEM: 6.3	File No.: A234/22 PROPERTY: 58 CRESTWOOD ROAD, THORNHILL
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Adjournment History: None

Address: 58 Crestwood Rd. Thornhill

Applicant: 2793877 Ontario Limited (Andre Pasche & Warren & Sean Hill)

Agent: Design Plan Services inc. (David Igelman)

Purpose: Relief from the Zoning by-law is being requested to permit reduced lot frontage and the construction of a proposed single family dwelling on the retained land subject to Consent Application B014/22.

The subject lands are zoned R2A(EN) – Second Density Residential Zone (Established Neighbourhood) and subject to the provisions of Exception 14.205 under Zoning By-law 001-2021, as amended.

#	Zoning By-law 01-2021	Variance requested
1	A minimum lot frontage of 15 metres is required [Table 7-4].	To permit a minimum lot frontage of 10.97 metres.
2	A minimum interior side yard of 2.2 metres is required [Section 4.5.2].	To permit a minimum interior side yard of 1.2 metres.
3	A minimum interior side yard of 2.2 metres is required [Section 4.5.2].	To permit a minimum interior side yard of 1.21 metres.

The subject lands are zoned R2 – Residential Zone and subject to the provisions of Exception 9(375) under Zoning By-law 1-88, as amended.

	Zoning By-law 1-88	Variance requested
4	A minimum lot frontage of 15 metres is required [Schedule A].	To permit a minimum lot frontage of 10.97 metres.

Public Correspondence				
*Public correspondence received and considered by the Committee				
Correspondence Type	Name	Address	Date Received (mm/dd/yyyy)	Summary
Public	Mike Sepe	57 Crestwood Road	01/19/23	Letter of Objection
Public	Silvano Navacco	83 Crestwood Road	01/23/2023	Letter of Opposition
Public	Teresa Bacinello	51 Crestwood Road	01/23/2023	Letter of Opposition
Public	Shep Trubkin	63 Crestwood Road	01/23/2023	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
Department: Building Standards Department Nature of Correspondence: Explanation of why side yard variances are not required Date Received: January 26, 2023

Applicant Representation at Hearing:
Design Plan Services inc. (David Igelman)

Persons Before the Committee:
The following persons appeared before the Committee of Adjustment in connection with Minor Variance Application A234/22:

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.
Design Plan Services inc. (David Igelman)	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 analysis of lot frontage and how this impacted Planning comments.
Member A. Antinucci	Applicant Representation	Observed that the neighbourhood consisted of large lots and had distinctive character/streetscape. He suggested that the owner consider a secondary suite.

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. **A234/22** for 58 Crestwood Road, Thornhill ON be **REFUSED**, in accordance with the drawings and plans submitted with the application.

For the following Reasons:

This application is refused, as it is the opinion of the Committee that this application does not meet all four tests under Section 45(1) of the Planning Act.

Motion Carried

Members Opposed: None
 Members Absent from Hearing: None

ITEM: 6.4	File No.: B019/22 PROPERTY: 4801 TESTON ROAD, WOODBRIDGE
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Adjournment History: None

Address: 4801 Teston Rd. Woodbridge

Applicant: Countrywide Homes (Teston Road) Inc.

Agent: KLM Planning Partners Inc (Mark Yarranton)

Purpose: Consent is being requested to sever a parcel of land for residential purposes, approximately 11,440.00 square metres and retain a parcel of land approximately 190,870.00 square metres. Both the severed and retained land will have frontage onto Teston Road and the existing single family dwelling on the severed land is to remain.

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

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

Staff & Agency Correspondence (Addendum)
* Processed as an addendum to the Staff Report
Department: Development Finance Nature of Correspondence: Withdrawing Cash-in-lieu Condition Date Received: January 26, 2023

Applicant Representation at Hearing:

Persons Before the Committee:

The following persons appeared before the Committee of Adjustment in connection with Minor Variance Application B019/22:

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.
Mark Yarranton	Applicant Representation		Summary of Application

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

Moved By: Member H. Zheng

Seconded By: Vice Chair S. Kerwin

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

THAT Application No. B019/22 for 4801 Teston Road, Woodbridge be **APPROVED**, in accordance with the drawings and plans submitted with the application and subject to the following conditions:

#	DEPARTMENT / AGENCY	CONDITION(S) DESCRIPTION
1	Committee of Adjustment christine.vigneault@vaughan.ca	1. That the applicant's solicitor confirm the legal description of the lands subject to the easement (servient lands).

#	DEPARTMENT / AGENCY	CONDITION(S) DESCRIPTION
		<ol style="list-style-type: none"> 2. That the applicant provides two (2) full size copies of the deposited plan of reference of the entire land which conforms substantially with the application as submitted. 3. That the applicant provide an electronic copy of the deposited reference plan to cofa@vaughan.ca 4. Payment of the Certificate Fee as provided on the City of Vaughan's Committee of Adjustment Fee Schedule
2	Development Planning Joshua.cipolletta@vaughan.ca	<ol style="list-style-type: none"> 1. The Owner shall erect a permanent 1.5 metre high black vinyl chain-link fence or approved equal along the limits of Lot 95 that abuts Open Space Block 111. The Owner shall provide fence construction drawings to the satisfaction of the Development Services Department. The fence construction drawings shall be developed in general accordance with the fence line delineated in approved Draft Plan of Subdivision 19T-14V004. 2. The Owner shall ensure that the fencing treatment and footings are supplied and installed entirely within the proposed severed lands. 3. In order to fulfill Conditions 1 and 2, the Owner shall provide the following to the satisfaction of the Development Planning Department: <ol style="list-style-type: none"> a) A certificate from a professional Ontario Land Surveyor (OLS) identifying all fencing treatments and fence locations are in accordance with the approved construction drawings. The OLS must certify that all residential fencing treatments are located entirely within the proposed severed lands and not on the retained lands. Any encroachments into the retained lands, which are proposed to become publicly owned lands in accordance with subdivision file 19T-14V004, are to be removed; and b) The Owner shall provide a letter to the Development Planning Department from Urban Design Division confirming its site inspection to verify the fence was erected in accordance with the approved construction drawings was satisfactory.
3	Development Engineering lan.reynolds@vaughan.ca	The Owner/applicant shall prepare and register a reference plan at their expense showing all existing and proposed easements to the satisfaction of Development Engineering Department (DE) for the Subject Lands applicable to the Consent Application. The Owner/applicant shall submit a draft reference plan to DE for review prior to deposit with the Land Registry. The Owner/applicant shall submit the deposited reference plan to DE in order to clear this condition.
4	Development Finance nelson.pereira@vaughan.ca	<ol style="list-style-type: none"> 1. The owner shall pay of a Tree Fee, approved by Council as of the date of granting the consent. Payment is to be made by certified cheque, to the satisfaction of the City of Vaughan Financial Planning and Development Finance Department (contact Nelson Pereira to have this condition cleared). 2. The owner shall pay all property taxes as levied. Payment is to be made by certified cheque, to the satisfaction of the City of Vaughan Financial Planning and Development Finance Department (contact Nelson Pereira to have this condition cleared).
5	TRCA Kristen.Regier@trca.ca	That the applicant provides the required fee amount of \$1,590 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 the criteria of section 51(24) of the Planning Act to which all consent applications must adhere.

The proposal conforms to the City of Vaughan Official Plan.

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

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

Motion Carried

Members Opposed: None

Members Absent from Hearing: None

ITEM: 6.9	File No.: A242/22 PROPERTY: 80 THORNBANK ROAD, THORNHILL
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Adjournment History: None

Address: 80 Thornbank Rd. Thornhill

Applicant: Mohammad R.D. Moazi & Parizad Karamchi

Agent: Ali Malik-Zadeh

Purpose: Relief from the Zoning By-law is being requested to permit the construction of a proposed single family dwelling (with covered deck), gazebo and a mechanical/storage shed.

The subject lands are zoned R1E(EN) and subject to the provisions of Exception 14.403 under Zoning By-law 001-2021, as amended.

#	Zoning By-law 01-2021	Variance requested
1	A minimum interior side yard setback of 2.5 metres is required. [Section 14.403]	To permit a minimum interior side yard setback of 1.5 metres.
2	A minimum exterior side yard setback of 9.0 metres is required. [Section 7.2.2]	To permit a minimum exterior side yard setback of 8.0 metres.
3	A maximum lot coverage of 20% is permitted. [Section 7.2.2]	To permit a maximum lot coverage of 25.0%
4	A minimum exterior side yard setback of 9.0 metres to the uncovered porch is required [Section 7.2.2, 4.13]	To permit a minimum exterior side yard setback of 5.5 metres to the uncovered porch.
5	A minimum exterior side yard setback of 8.4 metres to the ornamental building feature is required.	To permit a minimum exterior side yard setback of 5.0 metres to the ornamental building feature.
6	A minimum interior side yard setback of 2.4 metres to the Residential Accessory structure is required [Section 4.1]	To permit a minimum interior side yard setback of 1.5 metres to the Residential Accessory Structure.
7	A canopy can encroach a maximum of 0.6 metres into a required yard. [Section 4.13]	To permit a canopy to encroach a maximum of 0.64 metres into a required yard.
8	A maximum building height of 8.5 metres is permitted. [Section 4.5, 7.2.2]	To permit a maximum building height of 10.3 metres.
9	A maximum building height of 3.0 metres for the proposed Residential Accessory Structure is permitted. [Section 4.1.4]	To permit a maximum building height of 3.5 metres for the proposed Residential Accessory structure.
10	A minimum front yard setback of 23.6 metres is permitted. [Section 7.2.2]	To permit a minimum front yard setback of 17.7 metres.
11	A minimum front yard setback of 21.8 metres to the uncovered platform and access stairs is permitted. [Section 4.13]	To permit a front yard setback of 18.2 metres to the uncovered platform and access stairs.
12	A minimum rear yard setback of 2.4 metres to the proposed Residential Accessory Structure is required [Section 4.1]	To permit a minimum rear yard setback of 1.66 metres to the proposed residential accessory structure.

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

	Zoning By-law 1-88	Variance requested
13	A minimum interior side yard setback of 2.5 metres is required. [Section 9(662)]	To permit a minimum interior side yard setback of 1.5 metres.
14	A minimum exterior side yard setback of 9.0 metres is required. [Schedule A]	To permit a minimum exterior side yard setback of 8.0 metres.
15	A maximum lot coverage of 20% is permitted. [Schedule A]	To permit a maximum lot coverage of 25.0%
16	A maximum building height of 9.5 metres is required. [Schedule A]	To permit a maximum building height of 10.3 metres
17	A minimum exterior side yard setback of 9.0 metres to the uncovered porch is required. [Schedule A, Section 3.14]	To permit a minimum exterior side yard setback of 5.5 metres to the uncovered porch.
18	A minimum exterior side yard setback of 6.2 metres to the architectural feature is required.	To permit a minimum exterior side yard setback of 5.0 metres to the architectural feature.

Zoning By-law 1-88		Variance requested
	[Section 4.1]	
19	A minimum rear yard setback of 9.0 metres to the Residential Accessory Structure is required. [Section 4.1]	To permit a minimum rear yard setback of 1.66 metres to the residential accessory structure.
20	A minimum interior side yard setback of 2.5 metres to the Residential Accessory structure is required. [Section 4.1]	To permit a minimum interior side yard setback of 1.5 metres to the Residential Accessory Structure.
21	A canopy can encroach a maximum of 0.5 metres into a required yard and shall not be closer than 1.2 metres to a lot line. [Section 3.14]	To permit a canopy to encroach a maximum of 0.64 metres into a required yard and shall not be closer than 0.9 metres to an interior lot line.
22	A maximum building height of 9.5 metres is permitted. [Schedule A]	To permit a maximum building height of 10.73 metres.
23	The nearest part of a roof of a Residential Accessory Structure shall not be more than 3.0 metres above finished grade. [Section 4.1]	To permit the nearest part of a roof of a Residential Accessory Structure to be 3.05 metres above finished grade.
24	A minimum front yard setback of 23.6 metres is required. [Schedule A]	To permit a minimum front yard setback of 20.0 metres.
25	A minimum front yard setback of 21.8 metres to the uncovered platform and access stairs is permitted. [Section 3.14]	To permit a front yard setback of 18.2 metres to the uncovered platform and access stairs.

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:
Ali Malik-Zadeh

Persons Before the Committee:
The following persons appeared before the Committee of Adjustment in connection with Minor Variance Application A242/22:

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.
Ali Malik-Zadeh	Applicant Representation		Summary of Application

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

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. A242/22 for 80 Thornbank Road, 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 Engineering Rex.bondad@vaughan.ca	The Owner/applicant shall submit a revised Lot Grading and/or Servicing Plan to the Development Inspection and Lot Grading division of the City’s Development Engineering Department for final lot grading and/or servicing approval prior to any work being undertaken on the property. Please visit or contact the Development Engineering Department through email at DEPermits@vaughan.ca or visit the grading permit link provided above to learn how to apply for lot grading and/or servicing approval.

For the following Reasons:

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

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

Motion Carried

Members Opposed: None

Members Absent from Hearing: None

ITEM: 6.10	File No.: A243/22 PROPERTY: 9511 WESTON ROAD, WOODBRIDGE
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Adjournment History: None

Address: 9511 Weston Road, Woodbridge

Applicant: City of Vaughan

Agent: Thomas Brown Architects Inc. (Chris Kubbinga)

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

The subject lands are zoned I1, General Institutional Zone and OS1, Public Open Space Zone, the portion of which subject to the provisions of Exception 14.690 under Zoning By-law 001-2021, as amended.

#	Zoning By-law 01-2021	Variance requested
1	A maximum building height of 11 metres is permitted. [Table 12-3, to By-law 001-2021]	To permit a maximum building height of 14.7 metres.
2	A maximum Lot coverage of 10% is permitted. [Table 12-3, to By-law 001-2021]	To permit a maximum lot coverage of 22.23%

The subject lands are zoned A, Agricultural and OS2 Open Space Park with the OS2 portion subject to the provisions of Exception 9(1019) 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 building. [Schedule "A" To By-law 1-88]	To permit a minimum front yard setback of 13 metres to the building
4	A minimum interior side yard setback of 15 metres is required to the building. [Schedule "A" To By-law 1-88]	To permit a minimum interior side yard setback of 6.0 metres to the building.

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:

Thomas Brown Architects Inc. (Chris Kubbinga)

Persons Before the Committee:

The following persons appeared before the Committee of Adjustment in connection with Minor Variance Application A243/22:

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.

Chris Kubbinga	Applicant Representation		Summary of Application Responded to resident comments.
Bole & Frank Gong	Public	131 Jonhswood Cr Vaughan , Ontario L4H 2C1	Opposed to Application Concerns Raised: ▪ Noise

The following points of clarification were requested by the Committee:

Committee Member:	Addressed to:	Point of Clarification:
Member H. Zheng	Applicant Representation	Requested clarification on building materials.
Member R. Buckler	Applicant Representation	Requested clarification on environmental certification of building.

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

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

THAT Application No. A243/22 for 9511 Weston 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: None

ITEM: 6.14	File No.: A286/22 PROPERTY: 260 WOODBRIDGE AVENUE, WOODBRIDGE
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Adjournment History: None

Address: 260 Woodbridge Avenue, Woodbridge

Applicant: City Park (Woodbridge Gates North) Inc.

Agent: John Zipay & Associate c/o John Zipay and Giancarlo Pennino

Purpose: Relief from the Zoning By-law is being requested to permit the construction of a proposed mid-rise multi-unit residential building and to facilitate related site development application DA.17.108.

The subject lands are zoned WMS Main Street Mixed-Use – Woodbridge Zone under By-law 001-2021 as amended.

The subject lands are zoned RA3, Apartment Residential Zone, and subject to the provisions of Exception 9(1516) under Zoning By-law 1-88, as amended.

Zoning By-law 1-88		Variance requested
1	The minimum parking requirement shall be 120 spaces, which includes a minimum of 21 spaces for visitor parking. [Exception 9(1516) ai]	To permit a minimum of 116 parking spaces, including a minimum of 20 visitor parking spaces.
2	Standard parking spaces (residential and visitor) shall measure a minimum of 2.7 m width x 6.0 m length. [Section 2.0, Definitions of Parking Space]	To permit minimum parking space dimensions of 2.4 m width x 4.8 m length for a maximum of 12 standard parking spaces (residential and visitor).

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:

Persons Before the Committee:

The following persons appeared before the Committee of Adjustment in connection with Minor Variance Application A286/22:

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.
Giancarlo Pennino	Applicant Representation		Summary of Application Responded to resident comments.
Maria Verna	Public	184 Woodbridge Ave Vaughan , Ontario L4L 2S8	Opposed to Application Concerns Raised: <ul style="list-style-type: none"> ▪ Impact of reduction in parking ▪ Onstreet parking ▪ Congestion in area

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 available visitor parking.
Member A. Antinucci	Applicant Representation	Requested clarification on whether or not the proposed parking space length could be modified.
Member R. Buckler	Applicant Representation	Requested clarification on number of accessible parking spaces available.

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. A286/22 for 260 Woodbridge 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
1	Development Planning joshua.cipolletta@vaughan.ca	That all comments on Site Development Application DA.17.108 be addressed 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: None

ITEM: 6.16	File No.: A294/22 PROPERTY: 27 HURST AVENUE, MAPLE
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Adjournment History: None

Address: 27 Hurst Ave. Maple

Applicant: Massimo Catricala & Mahsa Mani

Agent: None

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

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

#	Zoning By-law 01-2021	Variance requested
1	A maximum encroachment of 2.4 metres is permitted into the required rear yard of 6.0 metres for the uncovered platform and steps. (minimum rear yard of 4.2m required) Table 4-1	To permit a maximum encroachment of 5.24 metres into the required rear yard of 6.0 metres for the steps and a maximum encroachment of 2.67 metres into the required rear yard of 6.0 metres for the uncovered platform (main deck).

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

#	Zoning By-law 1-88	Variance requested
2	A maximum encroachment of 1.8 metres is permitted into the required rear yard of 7.5 metres for the uncovered deck and steps. (minimum rear yard of 5.7m required) S. 3.14 c)	To permit a maximum encroachment of 4.17 metres into the required rear yard of 7.5 metres for the uncovered deck and a maximum encroachment of 6.74 metres into the required rear yard of 7.5 metres for the steps.

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

Late Public Correspondence				
* Public Correspondence received after the correspondence deadline (Deadline: Noon on the last business day prior to the scheduled hearing)				
Correspondence Type	Name	Address	Date Received (mm/dd/yyyy)	Summary
Public	Nader Abrishamkar Beheshteh Mirzaei	23 Hurst Avenue	01/25/2023	Letter in Support
Public	Sritharan Krishnapillai	31 Hurst Avenue	01/25/2023	Letter in Support

Staff & Agency Correspondence (Addendum)
* Processed as an addendum to the Staff Report
Department: Development Planning Nature of Correspondence: Recommendation for Support Date Received: January 24, 2023

Applicant Representation at Hearing:

Massimo Catricala

Persons Before the Committee:

The following persons appeared before the Committee of Adjustment in connection with Minor Variance Application A294/22:

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.

Massimo Catricala	Applicant Representation		Summary of Application Requested that Development Planning recommended condition of approval be removed.
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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 whether the property backed onto greenspace.
Member R. Buckler	Planning	Requested clarification on when the deck was built and history of construction.

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. A294/22 for 27 Hurst Avenue, 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 roberto.simbana@vaughan.ca	The Owners shall plant a hedge along each interior side lot line within the rear yard to screen the deck and stairs from the abutting residential lots. The placement and composition of the hedges shall be to the satisfaction of the Development Planning Department. The Owner shall provide photographic imagery satisfactory to the Development Planning Department that confirms the hedges are of the appropriate vegetation and have been planted in the appropriate locations.

For the following Reasons:

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

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

Motion Carried

Members Opposed: None

Members Absent from Hearing: None

ITEM: 6.17	File No.: A295/22 PROPERTY: 19 HURST AVENUE, MAPLE
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Adjournment History: None

Address: 19 Hurst Avenue, Maple

Applicant: Salvatore Curcio and Malisa Mani-Moghaddam

Agent: None

Purpose: Relief from the Zoning By-law is being requested to permit an existing deck (including stair access).

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

#	Zoning By-law 01-2021	Variance requested
1	A maximum encroachment of 2.4m into the rear yard is permitted for the proposed deck and access stairs. [Table 4-1]	To permit a maximum rear yard encroachment of 4.34m for the proposed deck and access stairs.

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

#	Zoning By-law 1-88	Variance requested
2	A maximum encroachment of 1.8m into the rear yard is permitted for the proposed deck and exterior stairways. [3.14]	To permit a maximum rear yard encroachment of 5.84m for the proposed deck and exterior stairways.

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

Late Public Correspondence				
* Public Correspondence received after the correspondence deadline (Deadline: Noon on the last business day prior to the scheduled hearing)				
Correspondence Type	Name	Address	Date Received (mm/dd/yyyy)	Summary
Public	Nader Abrishamkar Beheshteh Mirzaei	23 Hurst Avenue	01/25/2023	Letter in Support
Public	Benny Cheung	15 Hurst Avenue	01/25/2023	Letter in Support

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

Applicant Representation at Hearing:

Salvatore Curcio

Persons Before the Committee:

The following persons appeared before the Committee of Adjustment in connection with Minor Variance Application A295/22:

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.
Salvatore Curcio	Applicant Representation		Summary of Application

Name	Position/Title	Address (Public)	Nature of Submission
			Requested that Development Planning recommended condition of approval be removed.

The following points of clarification were requested by the Committee:

Committee Member:	Addressed to:	Point of Clarification:
Chair A. Perrella	Planning	Requested clarification on why the hedges were required.

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

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

THAT Application No. A295/22for 99536 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 roberto.simbana@vaughan.ca	The Owners shall plant a hedge along each interior side lot line within the rear yard to screen the deck and stairs from the abutting residential lots. The placement and composition of the hedges shall be to the satisfaction of the Development Planning Department. The Owner shall provide photographic imagery satisfactory to the Development Planning Department that confirms the hedges are of the appropriate vegetation and have been planted in the appropriate locations.

For the following Reasons:

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

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

Motion Carried

Members Opposed: None
 Members Absent from Hearing: None

ITEM: 6.22	File No.: A304/22 PROPERTY: 36 ATKINSON AVENUE, THORNHILL
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Adjournment History: None

Address: 36 Atkinson Avenue, Thornhill

Applicant: Project Aim Programs

Agent: Kenyon Jin

Purpose: Relief from the Zoning By-law is being requested to reconfigure parking onsite to accommodate the existing daycare and indoor pool/changeroom.

The subject lands are zoned I1 – General Institutional Zone and subject to the provisions of Exception 14.275 under Zoning By-law 001-2021, as amended.

#	Zoning By-law 001-2021	Variance requested
	n/a	

The subject lands are zoned R4 – Residential Zone and subject to the provisions of Exception 9(474) under Zoning By-law 1-88, as amended.

	Zoning By-law 1-88	Variance requested
2	A minimum 113 parking spaces is required.	To permit a minimum of 92 parking spaces.
3	A minimum accessible parking space length of 6.0m is required. [3.8]	To permit a minimum accessible parking space length of 5.7m.
4	A parking space length of 6.0m is required. [Definitions]	To permit a parking space length of 5.7m.

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

Late Public Correspondence				
* Public Correspondence received after the correspondence deadline (Deadline: Noon on the last business day prior to the scheduled hearing)				
Correspondence Type	Name	Address	Date Received (mm/dd/yyyy)	Summary
Public	Anonymous		01/25/2023	Letter of concern

Staff & Agency Correspondence (Addendum)	
* Processed as an addendum to the Staff Report	
Department: Development Planning	
Nature of Correspondence: Recommendation for Support	
Date Received: January 24, 2023	

Applicant Representation at Hearing:

Kenyon Jin

Persons Before the Committee:

The following persons appeared before the Committee of Adjustment in connection with Minor Variance Application A304/22:

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.
Kenyon Jin	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 if the reduction in parking would create any issues given the nature of business.

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. A304/22 for 36 Atkinson Avenue, Thornhill be **APPROVED**, in accordance with the drawings and plans submitted with the application and subject to the following conditions:

#	DEPARTMENT / AGENCY	CONDITION(S) DESCRIPTION
1	Development Engineering ian.reynolds@vaughan.ca	The Owner/Applicant shall obtain approval for the related Site Development Application (DA.22.012/DA.18.096) 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

ITEM: 6.24	File No.: A311/22 PROPERTY: 19 SEQUOIA ROAD, WOODBRIGE
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Adjournment History: None

Address: 19 Sequoia Road, Woodbridge

Applicant: Leonardo and Michelina Desiderato

Agent: C.E.T. Engineering Management & Consulting Ltd. (Cam Pietrangelo)

Purpose: Relief from the Zoning By-law is being requested to permit a one storey canopy at rear of the existing dwelling.

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 5.38m.

Public Correspondence				
*Public correspondence received and considered by the Committee				
Correspondence Type	Name	Address	Date Received (mm/dd/yyyy)	Summary
Public	Athony & Giuseppina Jordun	23 Sequoia Road	01/23/2023	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	Athony & Giuseppina Jordun	23 Sequoia Road	01/25/2023	Letter of Objection

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

Applicant Representation at Hearing:

C.E.T. Engineering Management & Consulting Ltd. (Cam Pietrangelo)

Persons Before the Committee:

The following persons appeared before the Committee of Adjustment in connection with Minor Variance Application A311/22:

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.
C.E.T. Engineering Management & Consulting Ltd. (Cam Pietrangelo)	Applicant Representation		Summary of Application Responded to resident comments.

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 tarp paper would be removed from canopy.

Moved By: Member H. Zheng

Seconded By: Vice Chair S. Kerwin

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

THAT Application No. A311/22 for 19 Sequoia Road, Woodbridge be **APPROVED**, in accordance with the drawings and plans submitted with the application and subject to the following conditions: None.

For the following Reasons:

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

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

Motion Carried

Members Opposed: None

Members Absent from Hearing: None

ITEM: 6.25	File No.: A312/22 PROPERTY: 45 HARRIS CRESCENT, WOODBRIDGE
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Adjournment History: None

Address: 45 Harris Crescent, Woodbridge

Applicant: Sanduedolce Pasquale Estate

Agent: Miaoyi Xue Land & Building Experts

Purpose: Relief from the Zoning By-law is being requested to permit a proposed secondary suite and an existing shed.

The subject lands are zoned R3(EN) and subject to the provisions of Exception 14.45 under Zoning By-law 001-2021, as amended.

#	Zoning By-law 001-2021	Variance requested
1	The maximum permitted gross floor area of a secondary suite is 45% of the gross floor area of the principal dwelling. Section 5.21 7	To permit a maximum gross floor area for the secondary suite of 85.6%. of the gross floor area of the principal dwelling.
2	The minimum required interior side yard setback for the residential accessory building is 1.2m Section 7.2.3 Table 7-4	To permit a minimum interior side yard setback for the residential accessory building of 0.30m.

The subject lands are zoned R3 and subject to the provisions of Exception 9(99) under Zoning By-law 1-88, as amended.

#	Zoning By-law 1-88	Variance requested
3	A Secondary Suite shall not exceed forty-five percent (45%) of the total gross floor area of the principal dwelling. Section 4.1.8 v	To permit a maximum gross floor area for the secondary suite of 85.6%. of the gross floor area of the principal dwelling.
4	The minimum required interior side yard setback for the accessory building is 1.2m. Schedule A	To permit a minimum interior side yard setback for the accessory building of 0.30m.

Public Correspondence				
*Public correspondence received and considered by the Committee				
Correspondence Type	Name	Address	Date Received (mm/dd/yyyy)	Summary
Public	Sherry Caserta	Not Available	01/17/2023	Letter of Objection
Public	Frank & Tina Oppendisano	46 Harris Crescent	Not Dated	Letter of Support
Public	Nick Samfira	41 Harris Crescent	Not Available	Letter of Support
Public	Rina & Carmella Gulizia	30 Harris Crescent	Not Available	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:
Miaoyi Xue Land & Building Experts

Persons Before the Committee:
The following persons appeared before the Committee of Adjustment in connection with Minor Variance Application A312/22:

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

Name	Position/Title	Address (Public)	Nature of Submission
			submissions/deputations and recommended conditions of approval.
Miaoyi Xue Land & Building Experts	Applicant Representation		Summary of Application

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. A312/22 for 45 Harris 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
1	TRCA Kristen.Regier@trca.ca	That the applicant provides the required fee amount of \$660.00 payable to the Toronto and Region Conservation Authority.
2	York Region developmentservices@york.ca	Prior to final approval of the application, the City of Vaughan shall confirm that adequate water supply and sewage capacity has been allocated for the proposed dwelling.

For the following Reasons:

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

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

Motion Carried

Members Opposed: None
 Members Absent from Hearing: None

Other Business

None

Motion to Adjourn

Moved By: Member A. Antinucci

Seconded By: Vice Chair S. Kerwin

THAT the meeting of Committee of Adjustment be adjourned at 7:38 p.m., and the next regular meeting will be held on February 23, 2023.

Motion Carried

January 26, 2023 Meeting Minutes to be approved at the March 2, 2023 Committee of Adjustment Hearing.

Chair:

Secretary Treasurer: