

	<p align="center">Committee of Adjustment Minutes</p> <p>Hearing Date: March 2, 2023</p> <p>Time: 6:00 p.m.</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">DRAFT</p>	
<p align="center">Committee Member & Staff Attendance</p>	
<p>Committee Members:</p>	<p>Assunta (Sue) Perrella (Chair) Stephen Kerwin (Vice-Chair) Brandon Bell Jordan Kalpin Mark Milunsky</p>
<p>Secretary Treasurer: Administrative Coordinator in Attendance: Zoning Staff in Attendance:: Planning Staff in Attendance::</p>	<p>Christine Vigneault Lenore Providence, Pravina Attwala Catherine Saluri Joshua Cipolletta</p>
<p>Members / Staff Absent:</p>	<p>None</p>

Election of Chair & Vice Chair (2023)

Christine Vigneault, Secretary Treasurer called for Nominations for the position of Chair and Vice Chair for the remainder 2023.

Member Perrella nominated herself for the position of Chair.

Member Kerwin nominated himself for the position of Vice-Chair.

There were no further nominations.

Christine Vigneault, Secretary Treasurer called for closing of Nominations.

Moved By: S. Kerwin

Seconded By: A. Perrella

That Nominations for the position of Chair and Vice Chair for 2023 be closed.

Motion Carried.

Member Perrella has been appointed 2023 Chair of the Committee of Adjustment.

Member Kerwin has been appointed 2023 Vice Chair of the Committee of Adjustment.

Secretary Treasurer & Acting Secretary Treasurer Appointments (2022-2026 Term)

Moved By: S. Kerwin

Seconded By: A. Perrella

That Christine Vigneault be appointed as the Secretary Treasurer of the Committee of Adjustment for the 2022 – 2026 term.

Motion Carried.

Moved By: Member Kerwin

Seconded By: Member Perrella

That Todd Coles be appointed as the Acting Secretary Treasurer of the Committee of Adjustment for the 2022 – 2026 term, in the absence of the Secretary Treasurer.

That Lenore Providence be appointed as the Acting Secretary Treasurer of the Committee of Adjustment for the 2022 – 2026 term, in the absence of the Secretary Treasurer.

That Pravina Attwala be appointed as the Acting Secretary Treasurer of the Committee of Adjustment for the 2022 – 2026 term, in the absence of the Secretary Treasurer.

Motion Carried.

Electronic Signatures

Christine Vigneault, Secretary Treasurer, requested permission from the Committee to use their electronic signatures for the purpose of signing minutes and decisions.

Moved By: S. Kerwin

Seconded By: M. Milunsky

That the signing of the minutes and decisions be done electronically.

Motion Carried.

Disclosure of Pecuniary Interest

Member	Nature of Interest
N/A	N/A

Adoption of January 26, 2023 Minutes

Required Amendment	Page Number
N/A	N/A

Moved By: Vice Chair S. Kerwin

Seconded By: Chair A. Perrella

THAT the minutes of the Committee of Adjustment Meeting of January 26, 2023, be adopted as circulated.

Motion Carried

Adjournments / Deferrals from the March 2, 2023 Hearing:

Item Number	Application Number/Address	Adjournment Date	Reason for Adjournment
10	A272/22 (23 Redelmeier Court)	April 20, 2023	Applicant to address neighbour concerns
19	A309/22 (12387 Weston Road)	March 16, 2023	Accommodate review of revised submission
23	A320/22 (341 Laurentian Blvd)	March 16, 2023	Permit time to address public comments
27	A328/22 (3940 Hwy 7)	April 20, 2023	Accommodate submission of modifications
28	A330/22 (50 Deanna Court)	March 16, 2023	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	B017/22	5875 Hwy 7, Vaughan
6.2	B018/22	5875 Hwy 7, Vaughan
6.4	B022/22	4919 Kirby Road, Vaughan
6.5	B023/22	100 Treelawn Blvd, Kleinburg
6.12	A278/22	51 Hawker Road, Maple
6.15	A291/22	2871 Hwy 7, Vaughan
6.20	A310/22	67 Cipriano Court, Woodbridge
6.34	A341/22	26 Cherhill Drive, Maple

Approval of Items Not Requiring Separate Discussion

Item:	File No:	Property
6.3	B021/22	7950 Bathurst Street & 8 Beverly Glen Blvd, Vaughan
6.6	A004/23	89 Alistair Crescent, Kleinburg
6.7	A005/23	10 & 20 Gatineau Drive, Thornhill
6.8	A218/22	17 Jarrett Court Townhouse 103, Maple
6.9	A258/22	12 Parkway Avenue, Thornhill
6.11	A275/22	165 Purple Creek Road, Woodbridge
6.13	A281/22	67 Inverness Close, Maple
6.14	A290/22	229 Farrell Road, Maple
6.16	A293/22	254 Glenforest Drive, Thornhill
6.17	A302/22	69 Thornbank Road, Thornhill
6.18	A305/22	351 & 355 New Enterprise Way, Woodbridge
6.21	A317/22	125 Parr Place, Thornhill
6.22	A318/22	2901 Rutherford Road, Vaughan
6.24	A321/22	97 Fontevielle Crescent, Woodbridge
6.25	A323/22	8470 Hwy 27, Vaughan
6.26	A325/22	731 Woodland Crescent, Maple
6.29	A331/22	23 Woodland Trail Court, Woodbridge
6.30	A334/22	18 Napa Hill Court, Thornhill
6.31	A335/22	35 Riverside Blvd, Thornhill
6.32	A336/22	32 Firglen Ridge, Woodbridge
6.33	A338/22	28 Napier Street, Kleinburg

Moved By: Member S. Kerwin

Seconded By: Member B. Bell

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.: B017/22 PROPERTY: 5875 HWY 7, VAUGHAN
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Adjournment History: None

Applicant: Bostar Inc. (Riccardo Bozzo)

Agent: Weston Consulting Inc. (Jessica Damaren)

Consent is being requested for an easement over Parts 1 to 11, inclusive, on the draft reference plan submitted with the application (servient land) for servicing (sanitary and watermain) purposes in favour of the abutting lands to the south municipally known as 131 Regalcrest Court (dominant land).

The proposed easement will facilitate development associated with related files Z.19.034 and DA.19.085.

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
Pound & Stewart Planning	Philip Stewart	30 Renfrew Drive, suite 101, Markham	03/02/2023	Expressing approval subject to recommended condition.

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

Applicant Representation at Hearing:

Jessica Damaren

Persons Before the Committee:

The following persons appeared before the Committee of Adjustment in connection with Minor Variance Application B017/22:

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.
Jessica Damaren	Applicant Representation		Summary of Application Responded to letter submitted by Pound & Stewart, agreed to adjournment.
Philip Stewart Pound & Stewart Planning	Public	30 Renfrew Drive, Suite 101, Markham	Summary of letter submitted

The following points of clarification were requested by:

Committee Member:	Addressed to:	Point of Clarification:
Secretary Treasurer	Committee	Recommended adjournment to permit time for Development Engineering to review the recommended condition of approval from Philip Stewart, Pound & Stewart Planning

Moved By: Vice Chair S. Kerwin

Seconded By: Member Bell

THAT Application No. B017/22 for 5875 Hwy 7, Vaughan be **ADJOURNED**, to April 20, 2023 to accommodate a response from Development Engineering regarding future servicing agreement requirements.

Motion Carried

Members Opposed: None

Members Absent from Hearing: None

ITEM: 6.2	FILE NO.: B018/22 PROPERTY: 5875 HWY 7, VAUGHAN
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Adjournment History: None

Address: 5875 Hwy 7, Vaughan

Applicant: Bostar Inc. (Riccardo Bozzo)

Agent: Weston Consulting (Jessica Damaren)

Purpose: Consent is being requested for an easement over Parts 1 to 11, inclusive, on the draft reference plan submitted with the application (servient land) for servicing (sanitary and watermain) purposes in favour of the abutting lands to the south municipally known as 155 Regalcrest Court (dominant land).

The proposed easement will facilitate development associated with related files Z.19.034 and DA.19.085.

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
Pound & Stewart Planning	Philip Stewart	30 Renfrew Drive, suite 101, Markham	03/02/2023	Modifications to existing registered servicing easements

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

Applicant Representation at Hearing:

Jessica Damaren

Persons Before the Committee:

The following persons appeared before the Committee of Adjustment in connection with Minor Variance Application B018/22:

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.
Jessica Damaren	Applicant Representation		Summary of Application Responded to letter submitted by Pound & Stewart, agreed to adjournment.
Philip Stewart Pound & Stewart Planning	Public	30 Renfrew Drive, Suite 101, Markham	Summary of letter submitted

The following points of clarification were requested:

Committee Member:	Addressed to:	Point of Clarification:
Secretary Treasurer	Committee	Recommended adjournment to permit time for Development Engineering to review the recommended condition of approval from Philip Stewart, Pound & Stewart Planning

Moved By: Vice Chair S. Kerwin
Seconded By: Member Bell

THAT Application No. B018/22 for 5875 Hwy 7, Vaughan be **ADJOURNED** to April 20, 2023 to accommodate a response from Development Engineering regarding future servicing agreement requirements.

Motion Carried

Members Opposed: None
Members Absent from Hearing: None

ITEM: 6.4	FILE NO.: B022/22 PROPERTY: 4919 KIRBY ROAD, VAUGHAN
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Adjournment History: None

Address: 4919 Kirby Road, Vaughan

Applicant: Vitale and Maria Lunardon

Agent: Walsh & Associates Barristers & Solicitors (Jim Walsh)

Consent is being requested to sever a parcel of land, approximately 68,474 square metres to facilitate a lot addition / boundary adjustment.

The severed lands are to be merged on title with the lands to the south municipally known as 11291 Kipling Avenue. The existing dwelling and chicken coop on the retained lands (Part 2) are 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: None Nature of Correspondence: Date Received:

Applicant Representation at Hearing:
Jim Walsh

Persons Before the Committee:

The following persons appeared before the Committee of Adjustment in connection with Minor Variance Application B022/22:

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.
Jim Walsh	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 Kalpin

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. B022/22 for 4919 Kirby Road, 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
<p>All conditions of approval, unless otherwise stated, are considered to be incorporated into the approval “if required”. If a condition is no longer required after an approval is final and binding, the condition may be waived by the respective department or agency requesting conditional approval. A condition cannot be waived without written consent from the respective department or agency.</p> <p>Conditions must be fulfilled <u>two years</u> from the date of the giving of the Notice of Decision, failing which this application shall be deemed to be refused. Section 53(41), The Planning Act R.S.O., 1990</p>		
1	Committee of Adjustment christine.vigneault@vaughan.ca	<ol style="list-style-type: none"> 1. That the applicant’s solicitor confirms the legal description of both the severed and retained land. 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 provides 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. 5. That the severed parcel be merged on title with the abutting land to the south municipally known as 11291 Kipling Avenue and that the applicant’s solicitor provides an undertaking in writing that this condition will be fulfilled (please obtain standard undertaking form from Committee of Adjustment staff). Please note that Subsection 50 (3) or (5) of the Planning Act, R.S.O, 1990, as amended, applies to any subsequent conveyance of or transaction involving the parcel of land that is subject of this consent.
2	Development Engineering lan.reynolds@vaughan.ca	The Owner/applicant shall arrange to prepare and register a reference plan at their expense showing all existing and proposed easements to the satisfaction of Development Engineering Department (DE) for the Subject Lands applicable to the Consent Application. The Owner/applicant shall submit the deposited reference plan to DE in order to clear this condition.
3	Development Finance Nelson.Pereira@vaughan.ca	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).
4	TRCA Kristen.Regier@trca.ca	That the applicant provides the required fee amount of \$1,590.00 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 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: 6.5	FILE NO.: B023/22 PROPERTY: 100 TREELAWN BLVD, KLEINBURG
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Adjournment History: None

Address: 100 Treelawn Blvd, Kleinburg

Applicant: Amal & Vince Teti

Agent: Humphries Planning (Jonathan Sasso)

Consent is being requested to sever a vacant parcel of land for residential purposes. The severed parcel will be approximately 1,465.32 square metres and the retained parcel will be approximately 1,376.77 square metres. Both the severed and retained land will have frontage onto Treelawn Blvd and the existing dwelling 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	Trevor Dasilva	Not provided	02/26/2023	Letter of Objection/Photos

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:
Jonathan Sasso

Persons Before the Committee:

The following persons appeared before the Committee of Adjustment in connection with Minor Variance Application B023/22:

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.
Jonathan Sasso	Applicant Representation		Summary of Application Addressed Letter of Objection

The following points of clarification were requested by the Committee:

Committee Member:	Addressed to:	Point of Clarification:
Vice Chair S. Kerwin	Applicant Representation	Requested that the applicant address letter of objection.

Moved By: Vice Chair S. Kerwin
Seconded By: Member Milunsky

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. B023/22 for 100 Treelawn Blvd, Kleinburg be **APPROVED**, in accordance with the drawings and plans submitted with the application and subject to the following conditions:

#	DEPARTMENT / AGENCY	CONDITION(S) DESCRIPTION
<p>All conditions of approval, unless otherwise stated, are considered to be incorporated into the approval “if required”. If a condition is no longer required after an approval is final and binding, the condition may be waived by the respective department or agency requesting conditional approval. A condition cannot be waived without written consent from the respective department or agency.</p> <p>Conditions must be fulfilled <u>two years</u> from the date of the giving of the Notice of Decision, failing which this application shall be deemed to be refused. Section 53(41), The Planning Act R.S.O., 1990</p>		
1	Committee of Adjustment christine.vigneault@vaughan.ca	<ol style="list-style-type: none"> 1. That the applicant’s solicitor confirms the legal description of both the severed and retained land. 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 provides 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	Building Standards, Zoning Section christian.tinney@vaughan.ca	A demolition permit shall be obtained for the existing dwelling and the existing dwelling shall be demolished and the required permit shall be closed.
3	Development Planning Joshua.cipolletta@vaughan.ca	<ol style="list-style-type: none"> 1. The Owner pays the applicable fee and enters into a consent agreement, pursuant to Section 51(26) of the Planning Act, with the City Vaughan to the satisfaction of the Development Planning Department and Legal Services Department. The agreement shall: <ol style="list-style-type: none"> a. Require the owner obtain written approval from the control architect for any principal building(s) proposed to be developed on the Subject Lands. The approval shall state that the detailed design drawings conform to the “Village of Kleinburg” architectural design guidelines prepared by MBTW (revised November 15, 1988). This approval shall be obtained prior to applying for a building permit containing said approved drawings. A copy of the control architect’s approval shall be submitted to the Development Planning Department and shall also form a part of a complete building permit application; b. Be registered against the severed and retained lands; c. Be binding on all subsequent owners of the lands; and d. Include a provision that notification of the restrictions in the agreement must be included in all future offers of purchase and sale of the lot or the offer shall be considered as null and void. 2. That the owner shall apply for and obtain a demolition permit from the City for all buildings upon the subject lands and submit written confirmation from Building

#	DEPARTMENT / AGENCY	CONDITION(S) DESCRIPTION
		Standards that the demolition file(s) is/are closed.
4	Real Estate ashley.ben-lolo@vaughan.ca	The applicant shall provide the City with an appraisal report and valuation of the subject land (land only) to be prepared by an accredited appraiser. Payment of a Parkland levy to the City in lieu of the deeding of land for park purposes shall be made if a new lot is being created. Said levy is to be 5% of the appraised market value of the subject land as of the date of the Committee of Adjustment giving notice to the Applicant of the herein decision. Said levy shall be approved by the Director of Real Estate. Payment shall be made by certified cheque only.
5	Development Engineering lan.reynolds@vaughan.ca	<ol style="list-style-type: none"> 1. The Owner/Applicant shall prepare and register a reference plan at their expense showing all existing and proposed easements to the satisfaction of the 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 to clear this condition. 2. The Owner/Applicant shall approach Development Inspection and Lot Grading Division of Development Engineering to apply for the required service connections for the severed lands & service connection upgrades (if applicable) within the retained lands as per city standards, complete with a servicing and lot grading plan. The Owner/Applicant of the retained land shall contact the Development Inspection and Grading Department at serviceconnections@vaughan.ca to obtain a cost estimate and pay the applicable fee(s) following confirmation of service connection estimates for installation of required services. All service connection costs including applicable administration fees shall be responsibility of the owner of the retained lands. Service connection application process may take 4-6 weeks. Owner/Applicant is encouraged to take enough time for allowing to complete the whole process.
6	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

#	DEPARTMENT / AGENCY	CONDITION(S) DESCRIPTION
		Nelson Pereira to have this condition cleared).
7	York Region developmentservices@york.ca	Prior to approval of the consent application, the Region requests that the City of Vaughan confirm through email that adequate water supply and sewage capacity has been allocated for the proposed new lot.

For the following Reasons:

This application is approved, as it is the opinion of the Committee that, with the above noted conditions of approval, this application meets the criteria of section 51(24) of the Planning Act to which all consent applications must adhere.

The proposal conforms to the City of Vaughan Official Plan.

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

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

Motion Carried

Members Opposed: None

Members Absent from Hearing: None

ITEM: 6.12	FILE NO.: A278/22 PROPERTY: 51 HAWKER ROAD, MAPLE
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Adjournment History: None

Address: 51 Hawker Road, Maple

Applicant: Gina Luchetta

Agent: Michael Guido

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

The subject lands are zoned R3(EN) – Third Density Residential Zone (Established Neighbourhood) and subject to the provisions of Exception 14.581 under Zoning By-law 001-2021, as amended.

#	Zoning By-law 001-2021	Variance requested
1	A minimum rear yard setback of 2.4m is required to the residential accessory building (Cabana). [4.1.2.1.b]	To permit a minimum rear yard setback of 1.44m to the residential accessory building (Cabana)
2	A minimum side yard setback of 2.4m is required to the residential accessory building (Cabana). [4.1.2.1.b]	To permit a minimum side yard setback of 0.63m to the residential accessory building (Cabana)
3	A maximum building height of 3.0m is permitted for the residential accessory building (Cabana). [4.1.4]	To permit a maximum building height of 3.20m for the residential accessory building (Cabana).
4	Eaves and gutters may encroach a maximum of 0.5m into the required rear yard. [Schedule T-93]	To permit a maximum rear yard encroachment of 0.63m for the eaves.

The subject lands are zoned R3 –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
6	A minimum rear yard setback of 9.0m is required to the accessory building (Cabana). [4.1.1.c]	To permit a minimum rear yard setback of 1.44m to the accessory building (Cabana)
7	A minimum side yard setback of 2.4m is required to the accessory building (Cabana). [4.1.1.c]	To permit a minimum side yard setback of 0.63m to the accessory building (Cabana)
8	Eaves and gutters may encroach a maximum of 0.5m into the required rear yard. [Schedule T-93]	To permit a maximum rear yard encroachment of 0.63m for the eaves.

Public Correspondence				
*Public correspondence received and considered by the Committee				
Correspondence Type	Name	Address	Date Received (mm/dd/yyyy)	Summary
Public	Flavia and Duarte DaSilva	49 Hawker Road, Maple	10/23/2022	Letter of Support
Public	Mike and Enza Belperio	37 Hawker Road, Maple	10/23/2022	Letter of Support
Public	See Petition	37, 49, 45, 46, 36, 56, 66, 67, 50, 41, 37, 60, 37, 65, Hawker Road; 8 Glenside Drive; and 97, 90, 82, 36 Seafield Road	12/12/2022	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

Late Public Correspondence			
* Public Correspondence received after the correspondence deadline (Deadline: Noon on the last business day prior to the scheduled hearing)			
None			

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

Applicant Representation at Hearing:

Michael Guido

Persons Before the Committee:

The following persons appeared before the Committee of Adjustment in connection with Minor Variance Application A278/22:

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 Guido	Applicant Representation		Summary of Application Responded to public comments
Tony Lagana	Public	63 Muirside Road	Opposed to Application Concerns Raised: <ul style="list-style-type: none"> ▪ Size of structure ▪ Visual Impact ▪ Height of Fence (no permit obtained) ▪ Damage to gate and interlocking (flooding) ▪ No permit obtained for structure prior to construction

The following points of clarification were requested:

Committee Member:	Addressed to:	Point of Clarification:
Chair A. Perrella	Applicant Representation	Requested clarification on history of construction and why a permit was not obtained.
Vice Chair S. Kerwin	Planning	Requested clarification on Development Planning requirement to remove the eaves.

Moved By: Vice Chair S. Kerwin

Seconded By: Member Bell

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. A278/22 for 51 Hawker Road, 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
<p>All conditions of approval, unless otherwise stated, are considered to be incorporated into the approval “if required”. If a condition is no longer required after an approval is final and binding, the condition may be waived by the respective department or agency requesting conditional approval. A condition cannot be waived without written consent from the respective department or agency.</p> <p>It is the responsibility of the owner/applicant and/or authorized agent to obtain and provide a clearance letter from respective department and/or agency (see condition chart below for contact). This letter must be provided to the Secretary-Treasurer to be finalized. All conditions must be cleared prior to the issuance of a Building Permit.</p>		
1	Development Planning roberto.simbana@vaughan.ca	The Owner shall remove the eave along the southerly wall of the cabana and provide

#	DEPARTMENT / AGENCY	CONDITION(S) DESCRIPTION
		photographic imagery satisfactory to 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: 6.15	FILE NO.: A291/22 PROPERTY: 2871 HIGHWAY 7, VAUGHAN
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Adjournment History: Previously adjourned to accommodate statutory public notice.

Address: 2871 Hwy 7, Vaughan

Applicant: 1930328 Ontario Inc.

Agent: David McKay

Purpose: Relief from the Zoning By-law is being requested variances to permit a mixed-use development consisting of two high rise residential towers. Relief is also required to facilitate related Site Plan Application DA.18.037.

The subject lands are zoned C9(H) - Corporate Centre Zone and subject to the provisions of Exception 9(1473) under Zoning By-law 1-88, as amended.

	Zoning By-law 1-88	Variance requested
1.	A minimum of 0.624 parking spaces per dwelling unit is required. [9(1473)]	To permit a minimum of 0.4 parking spaces per dwelling unit.
2.	The minimum combined common amenity area (indoor and outdoor) shall be 5,400m ² . [9(1473)]	To permit a minimum amenity area (indoor and outdoor) of 4.1 sq.m per unit.
3.	The minimum exterior side yard setback to Maplecrete Road shall be 2.5 metres. [9(1473)]	To permit a minimum exterior side yard setback of 2.2 metres to Maplecrete Road.
4.	The minimum setback from any lot line or right-of-way to Building A and B shall be 2.6 metres [9(1473)]	To permit a minimum setback from any lot line or right of way to Building A and B shall be 2.2 metres.
5.	The minimum setback from any lot line or right-of-way to Building A above the building height of 7.2 metre shall be 10.7 metres. [9(1473)]	To permit a minimum setback of 6.0 metres from any lot line or right-of-way to Building A above the building height of 7.2 metres
6.	The minimum setback from any lot line or right-of-way to Building B above the building height of 7.2 metre shall be 4.3 metres. [9(1473)]	To permit a minimum setback of 4.2 metres from any lot line or right-of-way to Building B above the building height of 7.2 metres
7.	The maximum gross floor area of 800m ² for non-residential uses is permitted. [9(1473)]	To permit a maximum gross floor area of 846.1m ² for non-residential uses.

Public Correspondence				
*Public correspondence received and considered by the Committee				
Correspondence Type	Name	Address	Date Received (mm/dd/yyyy)	Summary
Public	Irene Ford	N/A	01/25/2023	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:
David Mackay

Persons Before the Committee:
The following persons appeared before the Committee of Adjustment in connection with Minor Variance Application A291/22:

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 McKay	Applicant Representation		Summary of Application Addressed letter of objection

The following points of clarification were requested: None

Moved By: Vice Chair S. Kerwin

Seconded By: Member Kalpin

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. A291/22 for 2871 Hwy 7, Vaughan be **APPROVED**, in accordance with the drawings and plans submitted with the application.

For the following Reasons:

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

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

Motion Carried

Members Opposed: None

Members Absent from Hearing: None

ITEM: 6.20	FILE NO.: A310/22 PROPERTY: 67 CIPRIANO COURT, WOODBRIDGE
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Adjournment History: None

Address: 67 Cipriano Court, Woodbridge

Applicant: Thomas & Athanais Karanikolas

Agent: Square Design Group (Anthony Bartolini)

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

The subject lands are zoned R1B(EN) – First density Residential Zone (Established Neighbourhood) and subject to the provisions of Exception 14.406 under Zoning By-law 001-2021, as amended.

#	Zoning By-law 01-2021	Variance requested
1	Any portion of a yard in excess of 135.0 m ² shall be comprised of a minimum 60% soft landscape. [Section 4.19.1.1]	To permit a minimum soft landscaping of 54.9% of the portion of rear yard in excess of 135.0 m ² .
2	Minimum rear yard setback of 2.4m is required to a residential accessory structure. [Section 4.1.2. b)]	To permit a minimum rear yard setback of 1.52m to the residential accessory structure (Cabana).
3	Minimum interior side yard setback of 2.4m is required to a residential accessory structure. [Section 4.1.2. b)]	To permit a minimum interior yard setback of 0.61m to the residential accessory structure (Cabana).

Public Correspondence				
*Public correspondence received and considered by the Committee				
Correspondence Type	Name	Address	Date Received (mm/dd/yyyy)	Summary
Public	David Stanghieri	61 Cipriano Court	03/02/2023	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				Choose an item.

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

Applicant Representation at Hearing:

Anthony Bartolini

Persons Before the Committee:

The following persons appeared before the Committee of Adjustment in connection with Minor Variance Application A310/22:

Name	Position/Title	Address (Public)	Nature of Submission
Christine Vigneault	Secretary Treasurer		Secretary Treasurer reviewed the proposal, confirmed public written submissions/deputations and recommended conditions of approval.
Anthony Bartolini	Applicant Representation		Summary of Application Addressed public comments
David Stanghieri	Public	61 Cipriano Court	Opposed to Application Concerns Raised: ▪ Drainage & Grading

			<ul style="list-style-type: none"> ▪ Downspouts under interlocking opined to cause flooding ▪ Cabana too close to property line ▪ Damage to Trees ▪ Fireplace location (too close to cedars)
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The following points of clarification were requested by the Committee:

Committee Member:	Addressed to:	Point of Clarification:
Chair A. Perrella	Planning	Requested clarification to confirm if Arborist Report submitted considered neighbour trees.
Chair A. Perrella	Applicant Representation	Requested clarification on relocation of eaves and downspouts.
Chair A. Perrella	Applicant Representation	Requested clarification on landscaping requirements vs what is being proposed.
Chair A. Perrella	Building Standards	Requested clarification if existing fireplace is permitted under the Zoning By-law.

Moved By: Vice Chair S. Kerwin
 Seconded By: Member Bell

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. A310/22 for 67 Cipriano Court, Woodbridge be **APPROVED**, in accordance with the drawings and plans submitted with the application and subject to the following conditions:

#	DEPARTMENT / AGENCY	CONDITION(S) DESCRIPTION
All conditions of approval, unless otherwise stated, are considered to be incorporated into the approval “ if required ”. If a condition is no longer required after an approval is final and binding, the condition may be waived by the respective department or agency requesting conditional approval. A condition cannot be waived without written consent from the respective department or agency. It is the responsibility of the owner/applicant and/or authorized agent to obtain and provide a clearance letter from respective department and/or agency (see condition chart below for contact). This letter must be provided to the Secretary-Treasurer to be finalized. All conditions must be cleared prior to the issuance of a Building Permit.		
1	Development Engineering ian.reynolds@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: 6.34	FILE NO.: A341/22 PROPERTY: 26 CHERHILL DRIVE, MAPLE
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Adjournment History: None

Address: 26 Cherhill Drive, Maple

Applicant: Chris & Aphrodite Mikroyiannakis

Agent: Chris Tsatsanis

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

The subject lands are zoned R3(EN) – Estate Residential Zone (Established Neighbourhood) and subject to the provisions of Exception 14.295 under Zoning By-law 001-2021, as amended.

#	Zoning By-law 001-2021	Variance requested
1	The minimum required interior side yard setback for the Residential Accessory structure is 2.4m. Section 4.1.2 1b.	To permit a minimum interior side yard setback of 1.37m to the Residential accessory structure.
2	The maximum building height for the Residential Accessory structure is 3.0m. Section 4.1.4 1.	To permit a maximum building height of 3.35m for the Residential accessory structure.

Public Correspondence				
*Public correspondence received and considered by the Committee				
Correspondence Type	Name	Address	Date Received (mm/dd/yyyy)	Summary
Public	Adrian & Anahita Jakibchuk	30 Cherhill Drive	03/01/2023	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:

Chris Tsatnans / Neil Trevedi

Persons Before the Committee:

The following persons appeared before the Committee of Adjustment in connection with Minor Variance Application A341/22:

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 Tsatsanis	Applicant Representation		Summary of Application Address public comments
Adrian Jakibchuk	Public	30 Cherhill Drive	Opposed to Application Concerns Raised: <ul style="list-style-type: none"> ▪ Referenced letter of objection submitted. ▪ Loss of Privacy (location of bathroom door) ▪ Insufficient screening proposed

Name	Position/Title	Address (Public)	Nature of Submission
			<ul style="list-style-type: none"> ▪ Requested Development Planning condition be amended to include more screening and taller cedars as well as privacy screening by bathroom.

The following points of clarification were requested:

Committee Member:	Addressed to:	Point of Clarification:
Chair A. Perrella	Applicant Representation	Requested clarification on if cabana height could be lowered.
Development Planning	Committee	Requested time for Development Planning to review condition of approval.

Moved By: Vice Chair S. Kerwin

Seconded By: Member Bell

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. A341/22 for 26 Cherhill Drive, Maple be **ADJOURNED** to April 20, 2023 to permit time for Development Planning to review recommended condition (in light of request from public for additional plantings/screening).

Motion Carried

Members Opposed: None

Members Absent from Hearing: None

Other Business

None

Motion to Adjourn

Moved By: Vice Chair S. Kerwin

Seconded By: B. Bell

THAT the meeting of Committee of Adjustment be adjourned at 7:58 p.m., and the next regular meeting will be held on March 16, 2023.

Motion Carried

March 2, 2023 Meeting Minutes were approved at the March 16, 2023 Committee of Adjustment Hearing.

Chair:

Secretary Treasurer: