

	<p align="center">Committee of Adjustment Minutes</p> <p>Hearing Date: June 1, 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>DRAFT</p>	
<p>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:</p> <p>Zoning Staff in Attendance:: Planning Staff in Attendance::</p>	<p>Christine Vigneault Teri Hardy</p> <p>Christian Tinney Joshua Cipolletta & David Harding</p>
<p>Members / Staff Absent:</p>	<p>None</p>

Disclosure of Pecuniary Interest

Member	Item # / File	Nature of Interest
N/A		

Adoption of May 11, 2023 Minutes

Required Amendment	Page Number
N/A	N/A

Moved By: Steve Kerwin
 Seconded By: Brandon Bell

THAT the minutes of the Committee of Adjustment Meeting of May 11, 2023, be adopted as circulated.

Motion Carried.

Adjournments:

Item	File No.	Adjournment Information
6.12	A065/23	36 Hayhoe Avenue *Adjourned to June 22 to permit time to review revised submission.
6.15	A272/22	23 Redelmeier Court *Adjourned to June 22 to permit time for applicant to submit an Arborist Letter

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	A023/23	16 Cavalier Crescent, Thornhill
*6.3	A029/23	9 Naylor Street, Maple
6.4	A032/23	258 Farrell Road, Maple
6.14	A261/22	46 Intersite Place, Woodbridge

*In addition to the items called by staff, the Chair called item 6.3 (A029/23) for discussion.

Approval of Items Not Requiring Separate Discussion

Item:	File No:	Property
6.2	A025/23	153 Polo Crescent, Woodbridge
6.5	A033/23	29 Orleans Circle, Woodbridge
6.6	A035/23	3 Erica Road, Thornhill, Thornhill
6.7	A037/23	150 Woodbridge Avenue, Woodbridge
6.8	A053/23	16 Woodland Trail Court, Woodbridge
6.9	A061/23	11, 15, 23, and 27 Lansdowne Avenue, Woodbridge
6.10	A062/23	150 Honeycrisp Crescent Unit 257, Woodbridge
6.11	A063/23	170 Arnold Avenue, Thornhill
6.13	A066/23	18 Alouette Street, Thornhill
6.16	B005/23	10065 Keele Street, Vaughan

Moved By: Member Steve Kerwin
 Seconded By: Member Brandon 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 these applications are considered to conform to Section 45, 51 and 53 of the Planning Act, as applicable.

CARRIED

ITEM: 6.1	FILE NO.: A023/23 PROPERTY: 16 CAVALIER CRESCENT, THORNHILL
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Adjournment History: May 11, 2023

Applicant: Mansour Sorayaei and Farahnaz Ebneali Heidari

Agent: Ali Shams

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

***See the Notice of Decision for breakdown of approved variances, if applicable.**

Public Correspondence			
*Public correspondence received and considered by the Committee			
Name	Address	Date Received (mm/dd/yyyy)	Summary
Mahmood Ghinani	15 Cavalier Crescent	05/25/2023	Letter of Objection
Davoud Sadeghi & Faranak Eskandarinzhad	65 Riverside Blvd	05/06/2023	Letter of Objection
Darius & Saumya Seidler	67 Riverside Blvd	05/06/2023 05/31/2023	Letters 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
None				

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

Applicant Representation at Hearing:

Ali Shams

Persons Before the Committee:

The following persons appeared before the Committee of Adjustment in connection with Minor Variance Application A023/23:

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 Shams	Applicant Representation		Summary of Application Addressed letters of objection (public)

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

Moved By: Brandon Bell

Seconded By: Steve 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. A023/23 for 16 Cavalier Crescent be **APPROVED**, in accordance with the drawings and plans submitted with the application and subject to the following conditions:

SUMMARY OF RECOMMENDED CONDITIONS OF APPROVAL		
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.		
#	DEPARTMENT / AGENCY	CONDITION(S) DESCRIPTION
1	Development Engineering Rex.bondad@vaughan.ca	The Owner / Applicant shall submit the final Lot Grading and/or Servicing Plan to the Development Inspection and Lot Grading Division of the City’s Development Engineering Department for final Lot Grading and/or Servicing Permit prior to any work being undertaken on the property. Please visit the Grading Permit page at City of Vaughan website to learn how to apply for the Grading Permit. If you have any questions about Grading Permit, please contact the Development Engineering Department by email at DEPermits@vaughan.ca .
2	Parks, Forestry and Horticulture Operations zachary.quizzetti@vaughan.ca	Obtain a tree removal permit from the forestry division

For the following Reasons:

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

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

Motion Carried

Members Opposed: None

Members Absent from Hearing: None

ITEM: 6.3	FILE NO.: A029/23 PROPERTY: 9 NAYLON STREET, MAPLE
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Adjournment History: None

Applicant: Bijal Patel & Seema Mahithia

Agent: Square Design Group (Anthony Bartolini)

Purpose: Relief from the Zoning By-law is being requested to permit the construction of a proposed cabana and increased maximum driveway width.

***See the Notice of Decision for breakdown of approved variances, if applicable.**

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

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

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

Applicant Representation at Hearing:

Anthony Bartolini

Persons Before the Committee:

The following persons appeared before the Committee of Adjustment in connection with Minor Variance Application A029/23:

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

The following points of clarification were requested by the Committee:

Committee Member	Addressed to:	Point of Clarification:
Assunta Perrella	Planning	Requested clarification on lot coverage breakdown to ensure that dwelling maintains 23%.

Moved By: Steve Kerwin

Seconded By: Jordan 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. A029/23 for 9 Naylon Street be **APPROVED**, in accordance with the drawings and plans submitted with the application and subject to the following conditions:

SUMMARY OF RECOMMENDED CONDITIONS OF APPROVAL		
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.		
#	DEPARTMENT / AGENCY	CONDITION(S) DESCRIPTION
1	Development Engineering Rex.bondad@vaughan.ca	The Owner / Applicant shall submit the final Lot Grading and/or Servicing Plan to the Development Inspection and Lot Grading Division of the City’s Development Engineering Department for final Lot Grading and/or Servicing Permit prior to any work being undertaken on the property. Please visit the Grading Permit page at City of Vaughan website to learn how to apply for the Grading Permit. If you have any questions about Grading Permit, please contact the Development Engineering Department by email at DEPermits@vaughan.ca .
2	TRCA Kristen.Regier@trca.ca	1. That the applicant provides the required fee amount of \$660.00 payable to the Toronto and Region Conservation Authority. 2. That the applicant obtains a permit for the proposed works pursuant to Ontario Regulation 166/06.

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: 6.4	FILE NO.: A032/23 PROPERTY: 258 FARRELL ROAD, MAPLE
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Adjournment History: None

Applicant: Oleg Rigenco, Marina Rigenco

Agent: None

Purpose: Relief from the Zoning By-law is being requested to permit the construction of a proposed deck (including stairs) and retaining wall.

***See the Notice of Decision for breakdown of approved variances, if applicable.**

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:

Marina Rigenco

Persons Before the Committee:

The following persons appeared before the Committee of Adjustment in connection with Minor Variance Application A032/23:

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.
Marina Rigenco	Applicant Representation		Summary of Application Applicant in agreement with Planning recommendations for partial approval.

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

Moved By: Steve Kerwin

Seconded By: Mark 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 Variances **1, 3 & 4** (as indicated in the Notice of Decision) for Application No. **A032/23** be **APPROVED** in accordance with the drawings and plans submitted with the application and subject to the following conditions:

SUMMARY OF RECOMMENDED CONDITIONS OF APPROVAL		
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.		
#	DEPARTMENT / AGENCY	CONDITION(S) DESCRIPTION
1	Development Engineering Rex.bondad@vaughan.ca	The Owner / Applicant shall submit the final Lot Grading and/or Servicing Plan to the Development Inspection and Lot Grading Division of the City’s Development Engineering Department for final Lot Grading and/or Servicing Permit prior to any work being undertaken on the property. Please visit the Grading Permit page at City of Vaughan website to learn how to apply for the Grading Permit. If you have any questions about Grading Permit, please contact the Development Engineering Department by email at DEPermits@vaughan.ca .
2	TRCA Kristen.Regier@trca.ca	That the applicant provides the required fee amount of \$660.00 payable to the Toronto and Region Conservation Authority.

For the following Reasons:

It is the opinion of the Committee that, with the above noted conditions of approval, these variances meet 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.

AND THAT Variances **2 & 5** (as indicated in the Notice of Decision) for Application No. **A032/23** for 258 Farrell Road be **REFUSED** as it is the opinion of the Committee that these variances are not considered minor, nor desirable and they are not in keeping with the intent of the City’s Zoning By-law.

Motion Carried

Members Opposed: None
Members Absent from Hearing: None

ITEM: 6.14	FILE NO.: A261/22 PROPERTY: 46 INTERSITE PLACE, WOODBRIDGE
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Adjournment History: None

Applicant: Maria Marotta and Rosemary Marotta

Agent: Peggy Chiu Architect Inc (Peggy Chiu)

Purpose: Relief from the Zoning By-law is being requested to permit a proposed single family dwelling, cabana, swimming pool and increased driveway width.

***See the Notice of Decision for breakdown of approved variances, if applicable.**

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: Planning Nature of Correspondence: Comments/Recommendations Date Received: June 1, 2023

Applicant Representation at Hearing:

Peggy Chiu

Persons Before the Committee:

The following persons appeared before the Committee of Adjustment in connection with Minor Variance Application A261/22:

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.
Peggy Chiu	Applicant Representation		Summary of Application Clarified that purpose of application is to permit significant renovation of existing dwelling (including addition).

The following points of clarification were requested by the Committee:

Committee Member	Addressed to:	Point of Clarification:
Steve Kerwin	Applicant Representation	Clarified that Development Planning not in support of application.
Assunta Perrella	Applicant Representation	Requested clarification on height of existing accessory structure.
Steve Kerwin	Applicant Representation	Requested clarification on whether or not the applicant would like to adjourn the application to address Planning comments.

Moved By: Steve Kerwin

Seconded By: Jordan 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 Variances No. 1 to 7 (inclusive) and Variance No. 9 (see Notice of Decision) for Application No. **A261/22** be **APPROVED**, in accordance with the drawings and plans submitted with the application and subject to the following conditions:

SUMMARY OF RECOMMENDED CONDITIONS OF APPROVAL		
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.		
#	DEPARTMENT / AGENCY	CONDITION(S) DESCRIPTION
1	Development Planning Joshua.cipolletta@vaughan.ca	That the final Landscape Plan, indicating the location of the proposed trees, be approved to the satisfaction of the Development Planning Department.
2	Development Engineering lan.reynolds@vaughan.ca	The Owner/applicant shall submit a Lot Grading 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.
3	Parks, Forestry and Horticulture Operations zachary.guizzetti@vaughan.ca	Applicant/owner shall obtain a “Private Property Tree Removal & Protection” permit through the forestry division prior to any construction works on the subject property.
4	TRCA Kristen.Regier@trca.ca	1. That the applicant provides the required fee amount of \$610 payable to the Toronto and Region Conservation Authority. 2. That the applicant obtains a permit for TRCA pursuant to Ontario Regulation 166/06 for the proposed works.

For the following Reasons:

It is the opinion of the Committee that, with the above noted conditions of approval, these variances meet 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.

AND THAT Variance No. 8 (see Notice of Decision) for Application No. **A261/22** be **REFUSED**, as it is not considered minor, nor desirable and is not in keeping with the intent of the City’s Zoning By-law.

Motion Carried

Members Opposed: None
Members Absent from Hearing: None

Other Business

None

Motion to Adjourn

Moved By: Steve Kerwin

Seconded By: Brandon Bell

THAT the meeting of Committee of Adjustment be adjourned at 6:46 p.m., and the next regular meeting will be held on June 22, 2023.

Motion Carried

June 1, 2023 Meeting Minutes were approved at the June 22, 2023 Committee of Adjustment Hearing.

Chair:

Secretary Treasurer: