

	<p align="center">Committee of Adjustment Minutes</p> <p>Hearing Date: June 22, 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:</p> <p>Zoning Staff in Attendance:: Planning Staff in Attendance::</p>	<p>Christine Vigneault Teri Hardy</p> <p>Lindsay Haviland Michelle Perrone, 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 June 1, 2023 Minutes

Required Amendment	Page Number
N/A	N/A

Moved By: Steve Kerwin
 Seconded By: Jordan Kalpin

THAT the minutes of the Committee of Adjustment Meeting of June 1, 2023, be adopted as circulated.

Motion Carried.

Adjournments:

Item	File No.	Adjournment Information
N/A		

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	A027/23	86 Hailsham Court, Woodbridge
6.18	A272/22	23 Redelmeier Court, Maple
6.19	A283/22	25 Shale Crescent, Maple
6.20	B006/23	9810 Bathurst Street, Vaughan

Approval of Items Not Requiring Separate Discussion

Item:	File No:	Property
6.2	A028/23	24 Dunrobin Crescent, Kleinburg
6.3	A043/23	17 Southlawn Drive, Woodbridge
6.4	A045/23	87 Bell Harbour Place, Woodbridge, Woodbridge
6.5	A050/23	58 Rolling Green Court, Kleinburg
6.6	A057/23	95 Jeanne Drive, Woodbridge
6.7	A065/23	36 Hayhoe Avenue, Woodbridge
6.8	A069/23	616 Applewood Crescent Bldg D, Concord
6.9	A075/23	126 Pine Valley Crescent, Woodbridge
6.10	A076/23	217 Roseborough Crescent, Thornhill
6.11	A078/23	1600 Steeles Avenue, Vaughan
6.12	A079/23	6100 Langstaff Road, Vaughan
6.13	A086/23	Block 5, Plan 65M-4761 (Huntington Road)
6.14	A087/23	Block 2, Plan 65M-4761 (Huntington Road)
6.15	A088/23	Block 1, Plan 65M-4761 (Huntington Road)
6.16	A089/23	Block 9, Plan 65M-4761 (Haldimand Street)
6.17	A092/23	Block 8, Plan 65M-4761 (Haldimand Street)

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.: A027/23 PROPERTY: 86 HAILSHAM COURT, WOODBRIDGE
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Adjournment History: None

Applicant: Shamin Ali & Zhanna Prokopchuk

Agent: Square Design Group (Anthony Bartolini)

Purpose: Relief from the Zoning By-law is being requested to permit the construction of a proposed cabana, swimming pool and installation of related pool equipment and to permit reduced rear yard landscaping requirement.

***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:
Anthony Bartolini, Square Design Group

Persons Before the Committee:
The following persons appeared before the Committee of Adjustment in connection with Minor Variance Application A027/23:

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 <ul style="list-style-type: none"> ▪ Addressed public comments ▪ Requested adjournment of the application as it was confirmed that the wrong plan submitted (incorrect orientation).
Lou Tantalo	Public *Registered to speak but did not attend hearing.	104 Hailsham Court	Opposed to Application Concerns Raised (in Request to Speak Summary): <ul style="list-style-type: none"> ▪ Noise caused by pool equipment (heat pump)

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

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. A027/23 for 86 Hailsham Court, Woodbridge be **ADJOURNED** to July 13, 2023 to permit time for the applicant to submit revised plans.

Motion Carried

Members Opposed: None

Members Absent from Hearing: None

ITEM: 6.18	FILE NO.: A272/22 PROPERTY: 23 REDELMEIER COURT, MAPLE
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Adjournment History: May 11, 2023

Applicant: Richard & Yuin Yee Cheung

Agent: Michael Guido

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

***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
Paul Koffman	2 Fanning Mills Circle	02/26/23	Letter of Objection
Jiyeong Koh	12 Fanning Mills Circle	02/25/23	Letter of Objection *Retracted
Feng Xin	16 Fanning Mills Circle	02/25/23	Letter of Objection *Retracted
Feng Xin	16 Fanning Mills Circle	03/02/23	Letter retracting objection letter dated 02/25/23.
Nick Minchella	28 Fanning Mills Circle	02/24/23	Letter of Objection
Ebrahim Motaharynia	28 Fanning Mills Circle	02/24/23	Letter of Objection
Zaheed Alibahi	32 Fanning Mills Circle	03/01/23	Letter of Objection *Retracted
Marjan Asmani Gowhartaj	48 Fanning Mills Circle	02/28/23	Letter of Objection
Mohammad Mahdi	N/A	02/28/23	Letter of Objection
Zaheed Alibahi	32 Fanning Mills Circle	03/01/23	Presentation in support of Objection Letter *Retracted
Marjan Asmani Gowhartaj	48 Fanning Mills Circle	04/11/23	Record of Complaint (received through Access & Privacy)
Jiyeong Koh	12 Fanning Mills Circle	04/29/2023	Letter retracting objection letter dated 02/25/23.
Jessica Liu	23 Redelmeier Court	04/11/2023	Letter of Support
Multiple	3, 8, 11, 12, 15, 16, 20 & 22 Redelmeier Court, 1, 5, 36, 39, 42, 47, 76, 83, 99 Foley Crescent, 10, 12, 22, 25, 26, 52, 67, 68, 69, 71 Fanning Mills Circle, 18, 76, 80, 90, 96, 98, 102 Via Romano Blvd		Petition of Support
Zaheed Alibahi	32 Fanning Mills Circle	06/08/2023	Letter retracting objection letter dated 03/01/23.

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

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

Applicant Representation at Hearing:

Michael Guido

Persons Before the Committee:

The following persons appeared before the Committee of Adjustment in connection with Minor Variance Application A272/22:

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		<ul style="list-style-type: none"> ▪ Summary of Application ▪ Addressed update to condition of approval requiring 3 metre trees to be planted.

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

Moved By: Jordan Kalpin
 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. A272/22 for 23 Redelmeier Court, 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 Michelle.perrone@vaughan.ca	<p>That prior to the issuance of a building permit, the Owners shall carry out or cause to carry out the following:</p> <ul style="list-style-type: none"> a) Plant trees at least 3 metres in height that are either coniferous or have marcescent leaves, in the location(s) depicted in the Site Plan attached to this decision. The tree type and placement shall be to the satisfaction of the Urban Design Division - Development Planning Department; and b) Submit photographic evidence to the satisfaction of the Urban Design Division of Development Planning Department confirming the completion of the planting works.
2	TRCA Kristen.Regier@trca.ca	<ol style="list-style-type: none"> 1. That the applicant provides the required fee amount of \$660 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:

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: 6.19	FILE NO.: A283/22 PROPERTY: 25 SHALE CRESCENT, MAPLE
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Adjournment History: N/A

Applicant: Melita and Eyal Sager

Agent: MPlan Inc. (Joshua Chitiz)

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

***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
Public	Rajit Seahra	29 Shale Crescent	08/11/2022	Letter of Support
Public	Sari Liem	21 Shale Crescent	11/16/2022	Letter of Support

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

Staff & Agency Correspondence (Addendum)
* Processed as an addendum to the Staff Report
Department: Building Standards Nature of Correspondence: Zoning Review Date Received: June 19, 2023

Applicant Representation at Hearing:

Joshua Chitiz

Persons Before the Committee:

The following persons appeared before the Committee of Adjustment in connection with Minor Variance Application A283/22:

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.
Joshua Chitiz	Applicant Representation		<ul style="list-style-type: none"> ▪ Summary of Application ▪ Presentation to Committee ▪ Addressed Planning recommendations (refusal)

The following points of clarification were requested by the Committee:

Committee Member	Addressed to:	Point of Clarification:
Jordan Kalpin	Applicant Representation	Requested clarification on Planning position regarding update to setback from 0 m to 0.20m.
Assunta Perrella	Applicant Representation	Clarified position on the application and advised that she could not support. Opined that the variance is not minor and would be precedent setting.

Moved By: Steve Kerwin

Seconded By: Brandon 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. A283/23 for 25 Shale Crecent, Maple be **ADJOURNED SINE DIE** to permit time for the applicant to address Development Planning comments.

Motion Carried

Members Opposed: None

Members Absent from Hearing: None

ITEM: 6.20	FILE NO.: B006/23 PROPERTY: 9810 BATHURST STREET, VAUGHAN
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Adjournment History: N/A

Applicant: KLM Planning Partners Inc. (Marshall Smith)

Agent: KLM Planning Partners Inc. (Marshall Smith)

Purpose: Consent is being requested to sever a parcel of land for residential purposes approximately 19,800 square metres. The retained parcel is approximately 26,700 metres. The temporary sales office on the retained lands is to remain.

***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
Public	Vadim Sverdlik	2 Geshar Crescent	06/16/2023	Letter of Objection
Public	Vadim Sverdlik	2 Geshar Crescent	06/16/2023	Letter of Objection
Public	Vadim Sverdlik	2 Geshar Crescent	06/14/2023	Letter of Objection
Public	Michael Hazan	65 Asner Avenue	06/20/2023	Letter of Objection
Public	Petition	61, 57, 99, 91,33, 21, 15, 5, 2, 6, 53, 65, 9 Asner Avenue, 2, 6, 18, 26, 39, 42, 48, 56, 58, 66, 70, 130, 125, 127, 135, 136, 150, 30, Geshar Crescent 58, 52, 48, 48, 54, 62, Carmel Street 63, 59, 61, 62, Haven Road 60, 66, 94, 73, 81, 103, 105, 111, Southvale Drive	06/14/2023	Petition in 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	Marina Vinokurov	16 Geshar Crescent	06/22/2023	Letter of Objection

Staff & Agency Correspondence (Addendum)
* Processed as an addendum to the Staff Report
Department: Nature of Correspondence: Date Received:
Department: Nature of Correspondence: Date Received:
Department: Nature of Correspondence: Date Received:

Applicant Representation at Hearing:
Marshall Smith

Persons Before the Committee:

The following persons appeared before the Committee of Adjustment in connection with Minor Variance Application B006/23:

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.
Marshall Smith	Applicant Representation		<ul style="list-style-type: none"> ▪ Summary of Application ▪ Addressed public comments
Vadim Sverdlik	Public	2 Gesher Crescent	Opposed to Application Concerns Raised: <ul style="list-style-type: none"> ▪ Impact of future high-rise development ▪ Impact on property values & taxes ▪ Development having adequate parking supply
Michael Hazan	Public	65 Asner Avenue	Opposed to Application Concerns Raised: <ul style="list-style-type: none"> ▪ Public process being followed ▪ Both severed and retained lots to be considered together with development applications
John Loaiza	Public	105 Southvale Drive	Opposed to Application Concerns Raised: <ul style="list-style-type: none"> ▪ Impact of future high-rise development ▪ Traffic ▪ Loss of sunlight ▪ Loss of privacy ▪ Impact of development on trees ▪ Impact on property value
Alexandra Neira	Public	105 Southvale Drive	Opposed to Application Concerns Raised: <ul style="list-style-type: none"> ▪ Impact of future high-rise development ▪ Traffic ▪ Loss of sunlight ▪ Loss of privacy ▪ Impact of development on trees ▪ Impact on property value
Nicole Chrysostom - Murray	Public	107 Southvale Drive	Opposed to Application Concerns Raised: <ul style="list-style-type: none"> ▪ Impact of future development on greenspace and tranquility of area ▪ Impact on property value
Iara Rudy	Public	73 Southvale Drive	Opposed to Application Concerns Raised: <ul style="list-style-type: none"> ▪ Impact of future development on trees ▪ Impact on property value

The following points of clarification were requested by the Committee:

Committee Member	Addressed to:	Point of Clarification:
Assunta Perrella	Applicant Representation & Public	Clarified the nature of the application before the Committee and clarified that future development would require consultation with public as part of the development application process.

Moved By: Steve Kerwin
 Seconded By: Brandon 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. B006/23 for 9810 Bathurst Street, 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 confirm 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 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	Real Estate francesca.laratta@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.
3	Development Engineering Rex.bondad@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 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 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).

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

Other Business

None

Motion to Adjourn

Moved By: Steve Kerwin

Seconded By: Jordan Kalpin

THAT the meeting of Committee of Adjustment be adjourned at 7:33 p.m., and the next regular meeting will be held on July 13, 2023.

Motion Carried

June 22, 2023 Meeting Minutes were approved at the July 13, 2023 Committee of Adjustment Hearing.

Chair:

Secretary Treasurer: