

	<p align="center">Committee of Adjustment Minutes</p> <p>Hearing Date: Jul 13, 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 Joshua Cipolletta</p>
<p>Members / Staff Absent:</p>	<p>None</p>

Disclosure of Pecuniary Interest

Member	Item # / File	Nature of Interest

Adoption of June 22, 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 22, 2023, be adopted as circulated.

Motion Carried.

Adjournments/Withdrawals:

Item	File No.	Adjournment Information
6.13	B009/23	6100 - 6260 Hwy 7, Vaughan *Withdrawn
6.14	B010/23	6100 - 6260 Hwy 7, Vaughan *Withdrawn

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
6.2	A034/23	125 Rossmull Crescent, Woodbridge
6.6	B001/23	209 Crestwood Road, Thornhill
6.7	A055/23	209 Crestwood Road, Thornhill
6.8	A056/23	209 Crestwood Road, Thornhill
6.11	A074/23	116 Millwood Parkway, Woodbridge
6.12	A081/23	148 Via Teodoro, Woodbridge
6.19	A109/23	10462 Islington Avenue, Vaughan
6.20	A326/22	105 Vaughan Blvd, Thornhill

Approval of Items Not Requiring Separate Discussion

Item:	File No:	Property
6.3	A039/23	193 Grandvista Crescent, Woodbridge
6.4	A044/23	125 Green Manor Crescent, Woodbridge
6.5	A049/23	72 Netherford Road, Maple
6.9	A060/23	32 Jaimie Road, Thornhill
6.10	A072/23	7082 Islington Avenue, Vaughan
6.15	A085/23	6100 - 6260 Hwy 7, Vaughan
6.16	A103/23	111 Haldimand Street, Block 10, Plan 65M4761
6.17	A104/23	4 Haldimand Street, Block 6, Plan 65M4761
6.18	A105/23	30 Haldimand Street, Block 7, Plan 65M4761
6.21	B007/23	10651 Keele Street, Vaughan
6.22	B021/22	7950 Bathurst Street & 8 Beverley Glen Blvd, Vaughan

Moved By: Member Steve Kerwin
 Seconded By: Member Mark Milunsky

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

THAT the items **not** requiring separate discussion, as listed by the Secretary Treasurer, be **APPROVED**, together with all recommended conditions of approval contained in the reports, as the applications are considered to conform to Section 7.6 of the Committee of Adjustment Procedural By-law and are considered to meet the prescribed criteria outlined in 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: June 22, 2023

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

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 **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.		

#	DEPARTMENT / AGENCY	CONDITION(S) DESCRIPTION
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 Planning Joshua.cipolletta@vaughan.ca	That the final Landscape Plan be approved to the satisfaction of the Development Planning Department.
2	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 .

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: 6.2	FILE NO.: A034/23 PROPERTY: 125 ROSSMULL CRESCENT, WOODBRIDGE
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Adjournment History: None

Applicant: Vincenzo & Maria Bertucci

Agent: Alexei Sitenko, Anna Boyko & Tatiana Sotsenko

Purpose: Relief from the Zoning By-law is required to permit the construction of a proposed gazebo.

***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	Lou D'onofrio	43 Paddington Place	07/04/2023	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
None				

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

Applicant Representation at Hearing:

Alexei Sitenko

Persons Before the Committee:

The following persons appeared before the Committee of Adjustment in connection with Minor Variance Application A034/23:

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.
Alexei Sitenko	Applicant Representation		Summary of Application Addressed public comments

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 Application No. A034/23 for 125 Rossmull 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
		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

#	DEPARTMENT / AGENCY	CONDITION(S) DESCRIPTION
provided to the Secretary-Treasurer to be finalized. All conditions must be cleared prior to the issuance of a Building Permit.		
1	Development Planning Joshua.cipolletta@vaughan.ca	That the final Arborist Report, indicating ground protection for Tree "C", be approved to the satisfaction of the Development Planning Department.
2	Development Engineering Rex.bondad@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

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: 6.6	FILE NO.: B001/23 PROPERTY: 209 CRESTWOOD ROAD, THORNHILL
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Adjournment History: None

Applicant: Hamid Talebi & Somayyeh Feizi

Agent: Lucy Mar Guzman

Purpose: Consent is being requested to sever a parcel of land for residential purposes, approximately 585.20 square metres, while retaining a parcel of land approximately 584.80 square metres for residential purposes.

Both the severed and retained land will maintain frontage onto Crestwood Road and the existing single family 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
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:
Andrew Palumbo

Persons Before the Committee:

The following persons appeared before the Committee of Adjustment in connection with Minor Variance Application B001/23:

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.
Andrew Palumbo	Applicant Representation		Summary of Application Conducted Presentation Address Development Planning recommendations

The following points of clarification were requested by the Committee:

Committee Member	Addressed to:	Point of Clarification:
Brandon Bell	Applicant Representation/Committee	Opined that the application conforms to the intent of Bill 23 and related growth policy.
Mark Milunsky	Planning	Requested clarification on the existing lot frontages for 201, 203, 205 and 205 Crestwood Road.
Assunta Perrella	Planning	Requested clarification on if Townsgate Drive properties have the same Official Plan designation and requested clarification on impact of proposal on Townsgate Drive vs Crestwood Road.

Committee Member	Addressed to:	Point of Clarification:
Assunta Perrella	Applicant Representation/Committee	Opined that the proposal may set precedent and commented that the lot depth along Townsgate Drive is smaller than that on Crestwood Road.
Assunta Perrella	Planning	Requested clarification that if approved, these lots would have the smallest frontage along Crestwood Road.

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. B001/23 for 209 Crestwood 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
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.		
Conditions must be fulfilled two years 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		
1	Committee of Adjustment christine.vigneault@vaughan.ca	1. That the applicant's solicitor confirms the legal description of both the severed and retained land. 2. That the applicant provides an electronic copy of the deposited reference plan to cofa@vaughan.ca 3. That Minor Variance Application(s) A055/22 and A056/22 are approved at the same time as the Consent application and become final and binding. 4. Payment of the Certificate Fee as provided on the City of Vaughan's Committee of Adjustment Fee Schedule.
2	Building Standards, Zoning Section catherine.saluri@vaughan.ca	1. A demolition permit shall be obtained for the existing dwelling and the existing dwelling shall be demolished prior to the issuance of a building permit for any replacement dwellings. 2. Provide confirmation by an Ontario Land Surveyor of the existing building height for the existing dwelling as defined in Section 3.0 of Zoning Bylaw 001-2021.
3	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.
4	Development Engineering Rex.bondad@vaughan.ca	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

#	DEPARTMENT / AGENCY	CONDITION(S) DESCRIPTION
		<p>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.</p> <p>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.</p>
5	<p>Development Finance nelson.pereira@vaughan.ca</p>	<p>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).</p> <p>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).</p>
6	<p>Parks, Forestry and Horticulture Operations zachary.quizzetti@vaughan.ca</p>	<p>Acquire a tree permit from Forestry division</p>
7	<p>York Region Developmentservices@york.ca</p>	<p>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.</p>

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: Assunta Perrella
Members Absent from Hearing: None

ITEM: 6.7	FILE NO.: A055/23 PROPERTY: 209 CRESTWOOD ROAD, THORNHILL
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Adjournment History: None

Applicant: Hamid Talebi & Somayyeh Feizi

Agent: Lucy Mar Guzman

Purpose: Relief from the Zoning By-law is being requested to permit reduced lot frontage on the severed land to facilitate Consent Application B001/23. Relief is also being requested to permit increased maximum building height to accommodate a proposed single family dwelling on the severed land.

***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:

Andrew Palumbo

Persons Before the Committee:

The following persons appeared before the Committee of Adjustment in connection with Minor Variance Application A055/23:

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.
Andrew Palumbo	Applicant Representation		Summary of Application Conducted Presentation Address Development Planning recommendations

The following points of clarification were requested by the Committee:

Committee Member	Addressed to:	Point of Clarification:
Brandon Bell	Applicant Representation/Committee	Opined that the application conforms to the intent of Bill 23 and related growth policy.
Mark Milunsky	Planning	Requested clarification on the existing lot frontages for 201, 203, 205 and 205 Crestwood Road.
Assunta Perrella	Planning	Requested clarification on if Townsgate Drive properties have the same Official Plan designation and requested clarification on impact of proposal on Townsgate Drive vs Crestwood Road.

Committee Member	Addressed to:	Point of Clarification:
Assunta Perrella	Applicant Representation/Committee	Opined that the proposal may set precedent and commented that the lot depth along Townsgate Drive is smaller than that on Crestwood Road.
Assunta Perrella	Planning	Requested clarification that if approved, these lots would have the smallest frontage along Crestwood Road.

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. A055/23 for 209 Crestwood 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
<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	Committee of Adjustment christine.vigneault@vaughan.ca	That Consent Application B001/23 receive final certification from the Secretary Treasurer and be registered on title. A copy of the registered transfer confirming registration of the Certificate of Official must be provided to the Secretary Treasurer to satisfy this condition.
2	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 .
3	Parks, Forestry and Horticulture Operations zachary.quizzetti@vaughan.ca	To obtain a tree removal permit from the Forestry division
4	York Region developmentervices@york.ca	Prior to final approval of the application, the City of Vaughan shall confirm through email that adequate water supply and sewage capacity has been allocated for the proposed dwelling (A055/23).

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: Assunta Perrella
 Members Absent from Hearing: None

ITEM: 6.8	FILE NO.: A056/23 PROPERTY: 209 CRESTWOOD ROAD, THORNHILL
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Adjournment History: None

Applicant: Hamid Talebi & Somayyeh Feizi

Agent: Lucy Mar Guzman

Purpose: Relief from the Zoning By-law is being requested to permit reduced lot frontage on the retained land to facilitate Consent Application B001/23. Relief is also being requested to permit increased maximum building height to accommodate a proposed single family dwelling on the retained land.

***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:

Andrew Palumbo

Persons Before the Committee:

The following persons appeared before the Committee of Adjustment in connection with Minor Variance Application A056/23:

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.
Andrew Palumbo	Applicant Representation		Summary of Application Conducted Presentation Address Development Planning recommendations

The following points of clarification were requested by the Committee:

Committee Member	Addressed to:	Point of Clarification:
Brandon Bell	Applicant Representation/Committee	Opined that the application conforms to the intent of Bill 23 and related growth policy.
Mark Milunsky	Planning	Requested clarification on the existing lot frontages for 201, 203, 205 and 205 Crestwood Road.
Assunta Perrella	Planning	Requested clarification on if Townsgate Drive properties have the same Official Plan designation and requested clarification on impact of proposal on Townsgate Drive vs Crestwood Road.

Committee Member	Addressed to:	Point of Clarification:
Assunta Perrella	Applicant Representation/Committee	Opined that the proposal may set precedent and commented that the lot depth along Townsgate Drive is smaller than that on Crestwood Road.
Assunta Perrella	Planning	Requested clarification that if approved, these lots would have the smallest frontage along Crestwood Road.

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. A056/23 for 209 Crestwood 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
<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	Committee of Adjustment christine.vigneault@vaughan.ca	1. That Consent Application B001/23 receive final certification from the Secretary Treasurer and be registered on title. A copy of the registered transfer confirming registration of the Certificate of Official must be provided to the Secretary Treasurer to satisfy this condition.
2	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 .
3	Parks, Forestry and Horticulture Operations zachary.quizzetti@vaughan.ca	To obtain a tree removal permit from the Forestry division
4	York Region developmentsservices@york.ca	Prior to final approval of the application, the City of Vaughan shall confirm through email that adequate water supply and sewage capacity has been allocated for the proposed dwelling (A055/23).

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: Assunta Perrella
 Members Absent from Hearing: None

ITEM: 6.11	FILE NO.: A074/23 PROPERTY: 116 MILLWOOD PARKWAY, WOODBRIDGE
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Adjournment History: None

Applicant: Debbie Cocuzzo

Agent: Permitguys.Ca

Purpose: Relief from the Zoning By-law is being requested to permit a proposed pool house and gazebo.

***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	Reza Kamal	160 Millwood Parkway	07/11/2023	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
None				

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

Applicant Representation at Hearing:

Debbie Cocuzzo

Persons Before the Committee:

The following persons appeared before the Committee of Adjustment in connection with Minor Variance Application A074/23:

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.
Debbie Cocuzzo	Applicant Representation		Summary of Application Address public comments

The following points of clarification were requested by the Committee:

Committee Member	Addressed to:	Point of Clarification:
Steve Kerwin	Applicant Representation	Requested clarification on whether the applicant was aware of the letter of objection and requested a response.

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. A074/23 for 116 Millwood Parkway, 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
<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 Engineering Rex.bondad@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.
2	Parks, Forestry and Horticulture Operations zachary.quizzetti@vaughan.ca	Applicant/owner shall submit an arborist report to the satisfaction of the forestry division and may be required to get a Private Tree Removal Permit. Applicant to provide proof of soil decompaction process.
3	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:

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: 6.12	FILE NO.: A081/23 PROPERTY: 148 VIA TEODORO, WOODBRIDGE
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Adjournment History: None

Applicant: Anna & Nicolas Colosimo

Agent: Array International Architects Inc. (Nehad Allam)

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

***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:
Nehad Allam

Persons Before the Committee:
The following persons appeared before the Committee of Adjustment in connection with Minor Variance Application A081/23:

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. Requested adjournment to accommodate statutory notice requirements.
Nehad Allam	Applicant Representation		Summary of Application

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

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. A081/23 for 148 Via Teodoro, Woodbridge be **ADJOURNED** to the August 3, 2023, Committee of Adjustment hearing to accommodate statutory public notice requirements.

Motion Carried

Members Opposed: None
Members Absent from Hearing: None

ITEM: 6.19	FILE NO.: A109/23 PROPERTY: 10462 ISLINGTON AVENUE, VAUGHAN
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Adjournment History: None

Applicant: 802282 Ontario Ltd.

Agent: Augusto Nalli

Purpose: Relief from the Zoning By-law is being requested to permit a portion of the public sidewalk, road allowance or lane to be used for the purpose of an outdoor patio. Relief is also required to facilitate related Site Plan Application DA.23.029.

***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	Cindy Davis Shirley Davis Sue McCulloch	10443 Islington Ave.	07/09/2023	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
None				

Staff & Agency Correspondence (Addendum)	
* Processed as an addendum to the Staff Report	
Department: Development Planning Nature of Correspondence: Comments & Recommendations Date Received: July 8, 2023	
Department: Toronto & Region Conservation Authority Nature of Correspondence: Comments & Recommendations Date Received: July 11, 2023	

Applicant Representation at Hearing:

Augusto Nalli

Persons Before the Committee:

The following persons appeared before the Committee of Adjustment in connection with Minor Variance Application A109/23:

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.
Augusto Nalli	Applicant Representation		Summary of Application Addressed public comments

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

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. A109/23 for 10462 Islington Avenue, 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>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	TRCA Kristen.Regier@trca.ca	That the applicant provides the required fee amount of \$110.00 payable to the Toronto Region Conservation Authority.

For the following Reasons:

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

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

Motion Carried

Members Opposed: None

Members Absent from Hearing: None

ITEM: 6.20	FILE NO.: A326/22 PROPERTY: 105 VAUGHAN BLVD, THORNHILL
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Adjournment History: May 11, 2023

Applicant: Omri & Ira Dvash

Agent: Annette Martinez

Purpose: Relief from the Zoning By-law is being requested to permit an addition to the existing dwelling and the location of an air conditioning unit.

***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:
Annette Martinez

Persons Before the Committee:
The following persons appeared before the Committee of Adjustment in connection with Minor Variance Application A326/22:

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.
Annette Martinez	Applicant Representation		Summary of Application

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

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. A326/22 for 105 Vaughan Blvd, 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
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
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 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	Applicant to acquire a tree removal/protection 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

Other Business

None

Motion to Adjourn

Moved By: Steve Kerwin

Seconded By: Mark Milunsky

THAT the meeting of Committee of Adjustment be adjourned at 6:50 p.m., and the next regular meeting will be held on August 3, 2023.

Motion Carried

July 13, 2023 Meeting Minutes were approved at the August 3, 2023 Committee of Adjustment Hearing.

Chair:

Secretary Treasurer: