

	<p align="center"><b>Committee of Adjustment Minutes</b></p> <p>Hearing Date: Mar 24, 2022</p>
<p align="center"><b>DRAFT</b></p>	<p>Time: 6:00 p.m.</p> <p>*To obtain the audio/video recording of the minutes please email <a href="mailto:cofa@vaughan.ca">cofa@vaughan.ca</a>.</p> <p>In the event of technical difficulties an audio/video recording may not be available.</p>
<p align="center"><b>Committee Member &amp; Staff Attendance</b></p>	
<p>Committee Members:</p>	<p>Assunta (Sue) Perrella (Chair)                  Stephen Kerwin (Vice-Chair)                  Adolfo Antinucci                  Robert Buckler                  Hao (Charlie) Zheng</p>
<p>Secretary Treasurer:                  Administrative Coordinator in Attendance:                  Administrative Coordinator in Attendance:                  Zoning Staff in Attendance::                  Planning Staff in Attendance::</p>	<p>Christine Vigneault                  Lenore Providence                  Pravina Attwala                  Catherine Saluri                  Roberto Simbana</p>
<p>Members / Staff Absent:</p>	<p>None</p>

**Disclosure of Pecuniary Interest**

Member	Nature of Interest
N/A	N/A

**Adoption of March 3, 2022 Minutes**

Required Amendment	Page Number
N/A	N/A

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

THAT the minutes of the Committee of Adjustment Meeting of Thursday, March 3, 2022, be adopted as circulated.

**Motion Carried.**

**Adjournments / Deferrals from the Mar 24, 2022 Hearing**  
 None

<b>ITEM: 1</b>	<b>FILE NO.: A002/22</b> <b>PROPERTY: 395 PETER RUPERT AVENUE, MAPLE</b>
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File Manager: Adriana MacPherson, Administrative Coordinator

Adjournment History: None.

Address: 395 Peter Rupert Avenue, Maple

Applicant: Priti Bhatt and Rushikesh Bhatt

Agent: RJ Cad Solutions Inc. (Kruti Shah)

Purpose: Relief from the Zoning By-law is being requested to permit the existing deck located in the rear yard and the existing side door located in the southerly side yard.

The subject lands are zoned R3(EN) – Residential Zone (Established Neighbourhood) and subject to the provisions of Exception 14.877 under Zoning By-law 01-2021.

#	Zoning By-law 01-2021	Variance requested
1	A maximum an encroachment of 2.4 metres is permitted into the required rear yard for an uncovered platform. (S.4.13)	To permit a maximum encroachment of 4.3 metres into the required rear yard for the uncovered platform.

The subject lands are zoned RD3 Residential Detached Zone Three and subject to the provisions of Exception 9(1234) under Zoning By-law 1-88, as amended.

	Zoning By-law 1-88	Variance requested
2	A maximum encroachment of 1.8 metres is permitted into the required rear yard for an uncovered deck. (S. 3.14)	To permit a maximum encroachment of 4.3 metres into the required rear yard for the uncovered platform.
3	No encroachment is permitted in an interior side yard closer than 1.2 metres for the step. (S. 3.14)	To permit a maximum interior side yard encroachment of 0.2 metres for the step.

Public Correspondence				
*Public correspondence received and considered by the Committee				
Correspondence Type	Name	Address	Date Received (mm/dd/yyyy)	Summary
Public	Katherine Wang	Unknown	03/20/2022	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:** Pritibahen Bhatt

**Persons Before the Committee:**

The following persons appeared before the Committee of Adjustment in connection with Minor Variance Application A002/22:

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.
Pritibahen Bhatt	Applicant Representation		Summary of Application

The following points of clarification were requested by the Committee:

<b>Committee Member:</b>	<b>Addressed to:</b>	<b>Point of Clarification:</b>
Member A. Antinucci	Applicant Representation	Requested clarification on when the side door was constructed.
Member R. Buckler	Planning	Requested clarification on their recommendations to support the proposal.

Moved By: Member R. Buckler

Seconded By: Vice Chair S. Kerwin

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

THAT Application No. A002/22 for 395 Peter Rupert Avenue, Maple 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

<b>ITEM: 2</b>	<b>FILE NO.: A020/22</b> <b>PROPERTY: 40 ADRIANA LOUISE DRIVE, WOODBRIDGE</b>
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File Manager: Lenore Providence, Administrative Coordinator

Adjournment History: None

Address: 40 Adriana Louise Drive, Woodbridge

Applicant: Tina Ferrandini and Steve Ferrandini

Agent: Marlena Jankowski and Sandro Melo - Seaside Pools & Landscaping Inc.

Purpose: Relief from the Zoning By-law is being requested to permit the construction of a proposed cabana and installation of a proposed pool in the rear yard. Relief is also being sought to permit the existing walkway in the westerly side yard.

**The subject lands are zoned R4A(EN) –Fourth Density Residential Zone (Established Neighbourhood) and subject to the provisions of Exception 14 (663) under Zoning By-law 01-2021.**

#	Zoning By-law 01-2021	Variance requested
1	The minimum interior side yard setback is 1.2m to the cabana. (West lot line) Sect.7.2.4 Table 7-5	To permit a minimum interior side yard setback of 0.61m to the Cabana.
2	The minimum interior side yard setback is 1.5m to the pool (West lot line).Sect. 4.21 3.	To permit a minimum interior side yard setback of <b>1.0 m</b> to the pool. <b>*Updated using Zoning Review Waiver</b>
3	The minimum required setback for hard landscaping is 0.60m. 4.13 Table 4-1	To permit a minimum setback of 0.15m from all property lines.

**The subject lands are zoned RV4 Residential Urban Village Zone and subject to the provisions of Exception 9(988) under Zoning By-law 1-88, as amended.**

	Zoning By-law 1-88	Variance requested
4	The minimum rear yard setback is 7.5m to the cabana. Schedule A1	To permit a minimum rear yard setback of 0.61m to the cabana.
5	The minimum interior side yard setback is 1.2m to the cabana. (West lot line) Schedule A1	To permit a minimum interior side yard setback of 0.61m to the cabana.
6	The minimum interior side yard setback is 1.5m to the pool. (West lot line) 4.1.1 i)	To permit a minimum interior side yard setback of <del>0.91m</del> <b>1.0 m</b> to the pool. <b>*Updated using Zoning Review Waiver</b>

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:** Seaside Pools & Landscaping Inc. (Sandro Melo)

**Persons Before the Committee:**

The following persons appeared before the Committee of Adjustment in connection with Minor Variance Application A020/22:

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.
Sandro Melo	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 H. Zheng

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

THAT Application No. A020/22 for 40 Adriana Louise Drive, Woodbridge be **APPROVED**, in accordance with the drawings and plans submitted with the application.

**For the following Reasons:**

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

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

**Motion Carried**

Members Opposed: None  
 Members Absent from Hearing: None

<b>ITEM: 3</b>	<b>FILE NO.: A021/22</b> <b>PROPERTY: 57 LADY NADIA DRIVE, MAPLE</b>
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File Manager: Lenore Providence, Administrative Coordinator

Adjournment None

Address: 57 Lady Nadia Drive, Maple

Applicant: Terry Huff

Agent: None

Purpose: Relief from the Zoning By-law is being requested to permit the installation of a proposed pool in the rear yard.

**The subject lands are zoned R3– Third Density Residential Zone and subject to the provisions of Exception 14.850 under Zoning By-law 01-2021.**

#	Zoning By-law 01-2021	Variance requested
1	In no case shall the outdoor swimming pool be located closer to an exterior side lot line than the dwelling. (4.21.5)	To permit the outdoor swimming pool be located closer to the exterior side lot line than the dwelling.

**The subject lands are zoned RD3 – Rural Residential and subject to the provisions of Exception 9(1205) under Zoning By-law 1-88, as amended.**

#	Zoning By-law 1-88	Variance requested
2	A minimum exterior side yard setback of 4.5m is required.	To permit an exterior side yard setback of 2.21m

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:** Terry Huff

**Persons Before the Committee:**

The following persons appeared before the Committee of Adjustment in connection with Minor Variance Application A021/22:

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.
Terry Huff	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 H. Zheng

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

THAT Application No. A021/22 for 57 Lady Nadia Drive, Maple be **APPROVED**, in accordance with the drawings and plans submitted with the application and subject to the following conditions: None.

**For the following Reasons:**

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

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

**Motion Carried**

Members Opposed: None  
Members Absent from Hearing: None

<b>ITEM: 4</b>	<b>FILE NO.: A027/22</b> <b>PROPERTY: 563 WYCLIFFE AVENUE, WOODBRIDGE</b>
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File Manager: Adriana MacPherson, Administrative Coordinator

Adjournment History: None

Address: 563 Wycliffe Avenue, Woodbridge

Applicant: Matthew Maida

Agent: Seung Byun

Purpose: Relief from the Zoning By-law is being requested to permit the construction of a proposed pergola and to permit the location of pool equipment in the rear yard.

The subject lands are zoned R1B (EN) – First Density Residential Zone (Established Neighbourhood) and subject to the provisions of Exception 14.399 under Zoning By-law 01-2021.

#	Zoning By-law 01-2021	Variance requested
1	A residential accessory structure with a height greater than 2.8 m shall not be located closer than 2.4 m to any lot line. [4.1.2. 1a.]	To permit a minimum interior side yard setback of 2.2 metres for a residential accessory structure (pergola) with a height of 2.92 metres.
2	Air conditioner (central), heat pump, condenser or similar equipment (ground mounted) may encroach to a maximum of 1.5 metres into the minimum required rear yard of 12 metres. [4.13]	To permit ground mounted pool equipment to encroach to a maximum of 10.77 metres into the minimum required rear yard of 12 metres.

The subject lands are zoned R1, Residential Zone and subject to the provisions of Exception 9(658) under Zoning By-law 1-88, as amended.

#	Zoning By-law 1-88	Variance requested
3	Pool equipment is permitted to encroach a maximum of 1.5 metres into the minimum required rear yard of 7.5 metres. [3.14 hij]	To permit ground mounted pool equipment to encroach to a maximum of 6.27 metres into the minimum required rear yard of 7.5 metres.

Public Correspondence				
*Public correspondence received and considered by the Committee				
Correspondence Type	Name	Address	Date Received (mm/dd/yyyy)	Summary
Public	Ennio Sacoccia	573 Wycliffe Avenue	03/26/2021	Letter of Support
Public	Aldo and Mary Belvedere	82 Kortright Place	03/26/2021	Letter of Support
Public	Aldo and Mary Belvedere	82 Kortright Place	03/23/2022	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:** Matthew Maida

**Persons Before the Committee:**

The following persons appeared before the Committee of Adjustment in connection with Minor Variance Application A027/22:

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.  It was requested that the Committee consider adding a condition of approval requiring that the applicant obtain a permit for tree removal to the satisfaction of Parks, Forestry and Horticulture Operations, if required to address concerns raised regarding tree removal.
Matthew Maida	Applicant Representation		Summary of Application

The following points of clarification were requested by the Committee:

Committee Member:	Addressed to:	Point of Clarification:
Member A. Antinucci	Applicant Representation	Requested clarification on whether or not the pool equipment could be moved.
Vice Chair S. Kerwin	Applicant Representation	Requested clarification on what trees had been removed and if a permit had been obtained.

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

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

THAT Application No. A027/22 for 563 Wycliffe Avenue, Woodbridge be **APPROVED**, in accordance with the drawings and plans submitted with the application and subject to the following conditions:

#	DEPARTMENT / AGENCY	CONDITION(S) DESCRIPTION
1	Development Engineering <a href="mailto:farzana.khan@vaughan.ca">farzana.khan@vaughan.ca</a>	The Owner/applicant shall submit the 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 <a href="https://www.vaughan.ca/services/residential/dev_eng/permits/Pages/default.aspx">https://www.vaughan.ca/services/residential/dev_eng/permits/Pages/default.aspx</a> to learn how to apply for lot grading and/or servicing approval.
2	Parks, Forestry & Horticulture <a href="mailto:Andrew.swedlo@vaughan.ca">Andrew.swedlo@vaughan.ca</a>	That applicant obtain a permit for tree removal to the satisfaction of Parks, Forestry and Horticulture Operations, if required.

**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

<b>ITEM: 5</b>	<b>FILE NO.: A033/22</b> <b>PROPERTY: 10019 KEELE STREET, VAUGHAN</b>
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File Manager: Pravina Attwala, Administrative Coordinator

Adjournment History: None.

Address: 10019 Keele Street, Unit #3, Vaughan

Applicant: Bruno & Adele Stirpe & Fiorina DiCarlo

Agent: CHOOCH'S INC. (Oleksiy Aronov)

Purpose: Relief from the Zoning By-law is being requested to permit increased maximum gross floor area for a takeout restaurant in Unit #3.

**The subject lands are zoned MMS – Main Street Mixed-Use - Maple Zone and subject to the provisions of Exception 14.317 under Zoning By-law 01-2021.**

#	Zoning By-law 01-2021	Variance requested
1	The maximum gross floor area permitted for a take-out restaurant is 39.0 m <sup>2</sup> . Exception 14.317.2	To permit a take-out restaurant with a maximum gross floor area of 92 m <sup>2</sup> .

**The subject lands are zoned C1 – Restricted Commercial Zone and subject to the provisions of Exception 9(532) under Zoning By-law 1-88, as amended.**

	Zoning By-law 1-88	Variance requested
2	The maximum gross floor area permitted for a take-out restaurant is 39.0 m <sup>2</sup> . Exception 9(532)	To permit a take-out eating establishment with a maximum gross floor area of 92 m <sup>2</sup> .

Public Correspondence			
*Public correspondence received and considered by the Committee			
Name	Address	Date Received (mm/dd/yyyy)	Summary
Maurizio Rogato	10037 Keele Street	03/23/2022	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:** Darren Czarnogorski

**Persons Before the Committee:**

The following persons appeared before the Committee of Adjustment in connection with Minor Variance Application A033/22:

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.
Darren Czarnogorski	Applicant Representation		Summary of Application

The following points of clarification were requested by the Committee:

<b>Committee Member:</b>	<b>Addressed to:</b>	<b>Point of Clarification:</b>
Member A. Antinucci	Applicant Representation	Requested clarification on whether or not there would be indoor dining.

Moved By: Member A. Antinucci

Seconded By: Vice Chair S. Kerwin

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

THAT Application No. A033/22 for 10019 Keele Street, Vaughan be **APPROVED**, in accordance with the drawings and plans submitted with the application and subject to the following conditions: None

**For the following Reasons:**

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

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

**Motion Carried**

Members Opposed: None

Members Absent from Hearing: None

<b>ITEM: 6</b>	<b>FILE NO.: A044/22</b> <b>PROPERTY: 8086 ISLINGTON AVENUE, WOODBRIDGE</b>
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File Manager: Adriana MacPherson, Administrative Coordinator

Adjournment History: None

Address: 8086 Islington Avenue, Vaughan

Applicant: Sisti Investments Inc. (Nick Sisti)

Agent: David Wang Architect Inc. (David Wang)

Purpose: Relief from the Zoning By-law is being requested to permit the installation of decorative fins to the facade of the existing building and to facilitate related Site Plan Application DA.21.040.

The subject lands are zoned GC– General commercial Zone and subject to the provisions of Exception 14.546 under Zoning By-law 01-2021.

#	Zoning By-law 01-2021	Variance requested
1	A minimum front yard setback of 4.5m is required. (9.2.2)	To permit a minimum front yard setback of 0.0m.
2	A minimum landscape strip of 3.0m abutting any street line is required.	To permit a minimum landscape strip of 0.0m abutting the street line (Islington Avenue)

The subject lands are zoned C1 – Restricted Commercial Zone and subject to the provisions of Exception 9(857) under Zoning By-law 1-88, as amended.

#	Zoning By-law 1-88	Variance requested
4	A minimum front yard setback of 9.0m is required. (Schedule A)	To permit a minimum front yard setback of 0.0m.
5	A strip of land not less than six (6) metres in width shall be provided along a lot line which abuts a street line and shall be used for no other purpose than landscaping. [5.1.1 b)]	To permit a 0.0m strip of landscaping along the lot line which abuts a street line (Islington Avenue).
6	A minimum driveway width of 5.4m is required. (3.8.g)	To permit a driveway width of 3.99m.

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:** David Wang

**Persons Before the Committee:**

The following persons appeared before the Committee of Adjustment in connection with Minor Variance Application A044/22:

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

Name	Position/Title	Address (Public)	Nature of Submission
			recommended conditions of approval.
David Wang	Applicant Representation		Summary of Application

The following points of clarification were requested by the Committee:

Committee Member:	Addressed to:	Point of Clarification:
Member H. Zheng	Applicant Representation	Requested clarification on the type of materials being used to construct the façade
Vice Chair S. Kerwin	Applicant Representation	Requested clarification on whether or not the existing apartments would be maintained.

Moved By: Member H. Zheng  
 Seconded By: Member A. Antinucci

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

THAT Application No. A044/22 for 8086 Islington Avenue, Vaughan be **APPROVED**, in accordance with the drawings and plans submitted with the application and subject to the following conditions:  
 None.

**For the following Reasons:**

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

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

**Motion Carried**

Members Opposed: None  
 Members Absent from Hearing: None

<b>ITEM: 7</b>	<b>FILE NO.: A228/21</b> <b>PROPERTY: 12 SHASTA DRIVE, THORNHILL</b>
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File Manager: Adriana MacPherson, Administrative Coordinator

Adjournment History: None

Address: 12 Shasta Drive, Thornhill

Applicant: Joseph Bellotti

Agent: Paul DaCunha

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

The subject lands are zoned R1E(EN) under Zoning By-law 01-2021.

#	Zoning By-law 01-2021	Variance requested
1.	A maximum lot coverage of 23% is permitted (Section 4.5, 7.2.2, By-law 01-2021).	To permit a maximum lot coverage of 33.83%
2	A minimum interior side yard setback of 2.4 metres to the retaining wall (planter) is required (Section 4.13, By-law 01-2021).	To permit a minimum interior side yard setback of 2.0 metres to the retaining wall.

The subject lands are zoned R1V under Zoning By-law 1-88, as amended.

	Zoning By-law 1-88	Variance requested
3.	A maximum lot coverage of 20% is permitted (Schedule A, By-law 1-88a.a.).	To permit a maximum lot coverage of 24.32%
4.	A minimum interior side yard setback of 2.4 metres to the retaining wall (planter) is required (Section 3.14, By-law 1-88a.a.)	To permit a minimum interior side yard setback of 2.0 metres to the retaining wall.
5.	A minimum front yard setback of 7.55 metres to the proposed porch steps is required (Schedule A, Section 3.14, 7.2.2, By-law 01-2021).	To permit a minimum front yard setback of 6.6 metres to the proposed porch steps.

Public Correspondence				
*Public correspondence received and considered by the Committee				
Correspondence Type	Name	Address	Date Received (mm/dd/yyyy)	Summary
None			03/04/2022	Justification Letter

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:** Paul DaCunha

**Persons Before the Committee:**

The following persons appeared before the Committee of Adjustment in connection with Minor Variance Application A228/21:

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.

Name	Position/Title	Address (Public)	Nature of Submission
Paul DaCunha	Applicant Representation		Summary of Application

The following points of clarification were requested by the Committee:

Committee Member:	Addressed to:	Point of Clarification:
Member A. Antinucci	Planning	Requested clarification on previous (comparable) historical approvals in the area.

Moved By: Member R. Buckler  
 Seconded By: Member A. Antinucci

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

THAT Application No. A228/21 for 12 Shasta Drive, Thornhill be **APPROVED**, in accordance with the drawings and plans submitted with the application and subject to the following conditions:

#	DEPARTMENT / AGENCY	CONDITION(S) DESCRIPTION
1	Development Engineering <a href="mailto:farzana.khan@vaughan.ca">farzana.khan@vaughan.ca</a>	<ol style="list-style-type: none"> <li>The Owner/applicant shall submit the 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 <a href="mailto:DEPermits@vaughan.ca">DEPermits@vaughan.ca</a> or visit <a href="https://www.vaughan.ca/services/residential/dev_eng/permits/Pages/default.aspx">https://www.vaughan.ca/services/residential/dev_eng/permits/Pages/default.aspx</a> to learn how to apply for lot grading and/or servicing approval.</li> <li>The owner/applicant shall provide a brief to demonstrate the appropriate LID (Low-impact Development) measures and show the measures taken in the drawing to the satisfaction of DE to address the increased lot coverage from 23% to 33.83% in order to mitigate potential impacts on the municipal storm water system.</li> </ol>

**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

<b>ITEM: 8</b>	<b>FILE NO.: A239/21</b> <b>PROPERTY: 119 PONDVIEW ROAD, THORNHILL</b>
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File Manager: Lenore Providence, Administrative Coordinator

Adjournment History: None

Address: 119 Pondview Road, Thornhill

Applicant: Mary Nirenberg and Jack Zavet

Agent: 1895345 Ont Inc (Joe Barbarino)

Purpose: Relief from the Zoning By-law is being requested to permit the existing shed and the installation of a proposed swimming pool to be located in the rear yard.

**The subject lands are zoned R2A(EN) – Estate Residential Zone (Established Neighbourhood), and R1E(EN) Estate Residential (Established Neighbourhood), and subject to the provisions of Exception 14.660 and 14.403 under Zoning By-law 01-2021.**

#	Zoning By-law 01-2021	Variance requested
1	An outdoor swimming pool shall only be permitted in the rear yard of a lot. [4.21.2]	To permit an outdoor pool not to be constructed in the rear yard.
2	A maximum lot coverage of 35% is permitted. [14.660]	To permit a maximum lot coverage of 35.11% (Dwelling 32.73%, Eaves/Soffit 1.5% & Shed 0.86%).

**The subject lands are zoned R2 and R1V, Residential, and subject to the provisions of Exceptions 9(985) and 9(662) under By-law 1-88 as amended.**

	Zoning By-law 1-88	Variance requested
3	A private swimming pool shall be constructed only in the rear yard. [4.1.1 h) i]	To permit a private swimming pool not to be constructed in the rear yard.
4	The accessory structure (existing shed) shall be located in the rear yard [4.1.1 c]	To permit an accessory structure (existing shed) not to be located in the rear yard.
5	Maximum permitted floor area of a garden or storage shed is 8 m2 for a lot with a lot frontage between 9.0 metres and 17.99 m. [4.1.1 e]	To permit an accessory structure (existing shed) with a floor area of 8.91 metres for a lot with a lot frontage of 12.0 metres.
6	A minimum interior side yard setback of 1.2 metres is required. 4.1.1 e] Note: Existing shed is located in the portion of the lands zoned R2. [4.1.1 c and Table 7-4].	To permit a minimum interior (easterly) side yard setback of 0.6 metres for a 8.91 m2 accessory structure (existing shed).

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:** Joe Barbarino

**Persons Before the Committee:**

The following persons appeared before the Committee of Adjustment in connection with Minor Variance Application A239/21:

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.
Joe Barbarino	Applicant Representation		Summary of Application

The following points of clarification were requested by the Committee:

Committee Member:	Addressed to:	Point of Clarification:
Vice Chair S. Kerwin	Applicant Representation	Requested clarification on whether or not the shed would remain.

Moved By: Member R. Buckler  
 Seconded By: Vice Chair S. Kerwin

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

THAT Application No. A239/21 for 119 Pondview Road, Thornhill be **APPROVED**, in accordance with the drawings and plans submitted with the application and subject to the following conditions: None.

**For the following Reasons:**

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

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

**Motion Carried**

Members Opposed: None  
 Members Absent from Hearing: None

<b>ITEM: 9</b>	<b>FILE NO.: A240/21</b>
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File Manager: Lenore Providence, Administrative Coordinator

Adjournment History: None

Address: 230 Woodland Acres, Maple

Applicant: Chengfeng Zheng

Agents: Joanna Fast – Evans Planning and Nelson Kwong - nkArchitect

Purpose: Relief from the Zoning By-law is being requested to permit the construction of a proposed single family dwelling and retaining wall and to permit increased maximum driveway/curb width.

**The subject lands are zoned RE(EN)79 – Estate Residential Zone (Established Neighbourhood) and subject to the provisions of Exception 14.79 under Zoning By-law 01-2021.**

#	Zoning By-law 01-2021	Variance requested
1	A maximum building height of 9.5m is permitted. (7.2.2)	To permit a maximum building height of 10.84m.
2	A minimum setback of 3.8m is required for the retaining wall measuring 3.8m in height. (Table 4-1)	To permit a setback of 3.18m to a retaining wall with the height of 3.8m.

**The subject lands are zoned RR – Rural Residential and subject to the provisions of Exception 9(173) under Zoning By-law 1-88, as amended.**

#	Zoning By-law 1-88	Variance requested
3	A maximum building height of 9.5m is permitted. (Schedule A)	To permit a maximum building height of 10.84m.
4	A maximum lot coverage of 10% is permitted. (Schedule A)	To permit a maximum lot coverage of 20.72% (Dwelling 13%, indoor pool 2.8%, 2nd Fl overhang 1.3%, rear patio canopy 1.4%, porte cochere 2.2%, n/s roof overhang 0.02%).
5	A minimum setback of 3.8m is required for the retaining wall measuring 3.8m in height. (4.1.1.J)	To permit a setback of 3.18m to a retaining wall with the height of 3.8m.

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:** Joanna Fast

**Persons Before the Committee:**

The following persons appeared before the Committee of Adjustment in connection with Minor Variance Application A240/21:

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

Name	Position/Title	Address (Public)	Nature of Submission
			recommended conditions of approval.
Joanna Fast	Applicant Representation		Summary of Application

The following points of clarification were requested by the Committee:

Committee Member:	Addressed to:	Point of Clarification:
Member A. Antinucci	Planning	Requested clarification on whether the property was regulated by the Oak Ridges Moraine Conservation Act.
Vice Chair S. Kerwin	Applicant Representation	Requested clarification on the status of the septic system.

Moved By: Member A. Antinucci  
 Seconded By: Vice Chair S. Kerwin

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

THAT Application No. A240/21 for 230 Woodland Acres, Maple be **APPROVED**, in accordance with the drawings and plans submitted with the application and subject to the following conditions:

#	DEPARTMENT / AGENCY	CONDITION(S) DESCRIPTION
1	Development Engineering <a href="mailto:farzana.khan@vaughan.ca">farzana.khan@vaughan.ca</a>	<ol style="list-style-type: none"> <li>The Owner/applicant shall submit the 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 <a href="https://www.vaughan.ca/services/residential/dev_eng/permits/Pages/default.aspx">https://www.vaughan.ca/services/residential/dev_eng/permits/Pages/default.aspx</a> to learn how to apply for lot grading and/or servicing approval.</li> <li>The owner/applicant shall provide a brief to demonstrate the appropriate LID (Low-impact Development) measures and show the measures taken in the drawing to the satisfaction of DE to address the increased lot coverage from 10% to 20.72% in order to mitigate potential impacts on the municipal storm water system.</li> </ol>

**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

<b>ITEM: 10</b>	<b>FILE NO.: A264/21</b> <b>PROPERTY: 33 VENICE CRESCENT, THORNHILL</b>
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File Manager: Adriana MacPherson, Administrative Coordinator

Adjournment History: None.

Address: 33 Venice Crescent, Thornhill

Applicant: Peter and Bessie Lessis

Agent: Sasha Milenov

Purpose: Relief from the Zoning By-law is being requested to permit the construction of a proposed covered porch/patio to be located in the rear yard.

The subject lands are zoned R3 – Residential Zone and subject to the provisions of Exception 9(630) under Zoning By-law 1-88, as amended.

	<b>Zoning By-law 1-88</b>	<b>Variance requested</b>
1	The rear yard setback shall be a minimum of 7.5m. (Schedule A)	To permit a rear yard setback of 5.72m to the unenclosed roof structure.

<b>Public Correspondence</b>			
*Public correspondence received and considered by the Committee			
<b>Name</b>	<b>Address</b>	<b>Date Received</b> (mm/dd/yyyy)	<b>Summary</b>
Arvind Patel	38 Worth Blvd	03/12/22	Letter of Support
Bruno, Olivia and Joanne Montagnese & G. Venditti	22 Venice Cres	03/06/22	Letter of Support
Jan Babins	10 Venice Cres	03/05/22	Letter of Support
Sevhiy Kubay	20 Venice Cres	03/06/22	Letter of Support
Peter Maher	34 Venice Cres	03/06/22	Letter of Support
Iryna Roy	30 Venice Cres	03/06/22	Letter of Support
Sara and Sam Jacob	36 Venice Cres	03/07/22	Letter of Support
Michelle Alber	28 Venice Cres	03/07/22	Letter of Support
Igor Voiteano	24 Venice Cres	03/06/22	Letter of Support
Sarina and Gabe Romano	32 Venice Cres	03/06/22	Letter of Support
Inna Soroteskin	40 Venice Cres	03/13/22	Letter of Support
Gerry Babins	10 Venice Cres	03/12/22	Letter of Support
Larisa Capsa	Unknown (Venice Cres)	03/15/22	Letter of Support

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

<b>Staff &amp; Agency Correspondence (Addendum)</b>
* Processed as an addendum to the Staff Report
Department: Planning Nature of Correspondence: Report in Support Date Received: March 24, 2022

**Applicant Representation at Hearing:**

Sasha Milenov, Agent  
Steve Pearlstein, 39 Venice Crescent

**Persons Before the Committee:**

The following persons appeared before the Committee of Adjustment in connection with Minor Variance Application A264/21:

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.
Sasha Milenov	Applicant Representation		Summary of Application
Steven Pearlstein	Public		Opposed to Application  <b>Concerns Raised:</b> <ul style="list-style-type: none"> <li>▪ Impact on Character of Neighbourhood</li> <li>▪ Visual Impact</li> <li>▪ Determination of 'Minor'</li> </ul>

The following points of clarification were requested by the Committee:

Committee Member:	Addressed to:	Point of Clarification:
Member A. Antinucci	Applicant Representation	Requested clarification on when the patio was built.

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

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

THAT Application No. A264/21 for 33 Venice Crescent, Thornhill be **APPROVED**, in accordance with the drawings and plans submitted with the application and subject to the following conditions:

#	DEPARTMENT / AGENCY	CONDITION(S) DESCRIPTION
1	Development Engineering <a href="mailto:farzana.khan@vaughan.ca">farzana.khan@vaughan.ca</a>	The Owner/applicant shall submit the 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 <a href="https://www.vaughan.ca/services/residential/dev_eng/permits/Pages/default.aspx">https://www.vaughan.ca/services/residential/dev_eng/permits/Pages/default.aspx</a> 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

<b>ITEM: 11</b>	<b>FILE NO.: B002/22</b> <b>PROPERTY: 3310 STEELES AVENUE, VAUGHAN</b>
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File Manager: Lenore Providence, Administrative Coordinator

Adjournment History: March 3, 2022

Address: 3310 Steeles Avenue Bldg D, Woodbridge

Applicant: 2026919 Ontario Limited

Agents: KLM Planning Partners Inc (Mark Yarranton and Alyssa Woods)

Purpose: Consent is being requested to permit a lease in excess of 21 years for lands described as Part of Lot 1, Concession 5, being Parts 84,100,137,181,184, and 186 on the draft reference prepared by Schaeffer Dzaldov Bennett Ltd ("the Leased Lands").

The Leased Lands will continue to accommodate the existing Tim Horton's Restaurant.

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

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

<b>Staff &amp; Agency Correspondence (Addendum)</b>				
* Processed as an addendum to the Staff Report				
None				

**Applicant Representation at Hearing:** Alyssa Woods

**Persons Before the Committee:**

The following persons appeared before the Committee of Adjustment in connection with Minor Variance Application B002/22:

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

The following points of clarification were requested by the Committee:

<b>Committee Member:</b>	<b>Addressed to:</b>	<b>Point of Clarification:</b>
Vice Chair S. Kerwin	Secretary Treasurer	Requested clarification on the statutory requirements for a long term lease.

Moved By: Member R. Buckler

Seconded By: Member A. Antinucci

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

THAT Application No. for be **APPROVED**, in accordance with the drawings and plans submitted with the application and subject to the following conditions:

#	DEPARTMENT / AGENCY	CONDITION(S) DESCRIPTION
1	Committee of Adjustment <a href="mailto:christine.vigneault@vaughan.ca">christine.vigneault@vaughan.ca</a>	<ol style="list-style-type: none"> <li>1. That the applicant's solicitor confirm the legal description of the subject land by providing a copy of the draft transfer. Subject land confirms the legal description of the leased land.</li> <li>2. That the applicant provides one full sized hard copy of the deposited plan of reference of the entire land which conforms substantially with the application</li> <li>3. That the applicant email an electronic copy of the deposited plan of reference to <a href="mailto:cofa@vaughan.ca">cofa@vaughan.ca</a></li> <li>4. Payment of the Certificate Fee as provided on the City of Vaughan's Committee of Adjustment Fee Schedule.</li> </ol>
2	Development Finance <a href="mailto:nelson.pereira@vaughan.ca">nelson.pereira@vaughan.ca</a>	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: Vice Chair S. Kerwin  
Seconded By: Member H. Zheng

THAT the meeting of Committee of Adjustment be adjourned at 7:06 p.m., and the next regular meeting will be held on April 14, 2022.

**Motion Carried**

**March 24, 2022 Meeting Minutes will be approved at the April 14, 2022 Committee of Adjustment Hearing.**

**Chair:**

**Secretary Treasurer:**

