

	Committee of Adjustment Minutes Hearing Date: October 31, 2019
<p style="text-align: center; font-size: 24pt; font-weight: bold;">DRAFT</p>	Location: 2141 Major Mackenzie Drive Committee Room 242/243 Time: 6:00 p.m.
<p style="text-align: center;">Committee Member & Staff Attendance</p>	
Committee Members:	Robert Buckler (Chair) Assunta (Sue) Perrella (Vice-Chair) Adolfo Antinucci Stephen Kerwin Hao (Charlie) Zheng
Secretary Treasurer: Assistant Secretary Treasurer: Zoning Staff: Planning Staff:	Christine Vigneault Lenore Providence Catherine Saluri Michael Di Febo
Members / Staff Absent:	None

Introduction of Addendum Reports

Item #	File #	Address / Applicant	Commentator	Summary
5-7	B014/19, A121/19 & A122/19	209 Crestwood Road, Thornhill	Planning	Planning Comments
5-7	B014/19, A121/19 & A122/19	209 Crestwood Road, Thornhill	Agent	Representation
9	A119/19	94 Vineyard Court, Woodbridge	TRCA	TRCA - Clearance of Conditions
9	A119/19	94 Vineyard Court, Woodbridge	Neighbour	Letter of Objection (115 Clover Leaf Street)
9	A119/19	94 Vineyard Court, Woodbridge	Applicant	Response to Objection Letter (98 Vineyard Court)
9	A119/19	94 Vineyard Court, Woodbridge	Neighbour	Letter of Objection (98 Vineyard Court)
10	A130/19	54 Bannockburn Drive, Woodbridge	C of A	Revised Variance Summary Page
11	A132/19	31 Delia Place, Woodbridge	C of A	Revised Proposal
11	A132/19	31 Delia Place, Woodbridge	Planning	Planning Comments
14	A135/19	176 Davidson Drive, Woodbridge	C of A	Revised Sketch Package
15	A081/19	6 Clemson Court, Maple	Neighbour	Letter of Support (41 Gatehead Road)

Item #	File #	Address / Applicant	Commentator	Summary
15	A081/19	6 Clemson Court, Maple	Applicant	Sketch

Moved By: A. Perrella
Seconded By:H. Zheng

That the addendum reports be incorporated into the minutes and be on view at the back of the room in the Report Book.

Motion Carried.

Disclosure of Pecuniary Interest

Member	Nature of Interest
N/A	N/A

Adoption of October 17, 2019 Minutes

Required Amendment	Page Number
N/A	N/A

Moved By: A. Perrella
Seconded By: A. Antinucci

THAT the minutes of the Committee of Adjustment Meeting of Thursday, October 17, 2019, be adopted as circulated.

Motion Carried.

Adjournments

Moved By: A. Perrella
Seconded By: H. Zheng

That the following adjournments be approved as requested:

Item Number	Application Number/Address	Adjournment Date	Reason for Adjournment
14	A135/19 (176 Davidson Drive, Woodbridge)	December 12, 2019, or sooner	New agent requires time to review the application.

Motion Carried.

Applications Addressed by the Committee of Adjustment

Please Note: For complete application details please reference the Notice of Decision issued for each respective application. A copy can be obtained by submitting a written request to the Secretary Treasurer.

5.

File:

B014/19

Ward 5

Applicant:

Albert Kshoznicer

Agent:

Matjaz Skube

Address:

209 Crestwood Rd. Thornhill

Purpose:

Consent is being requested to sever a parcel of land for residential purposes, approximately 584.21 square metres, while retaining a parcel of land approximately 584.21 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 Written Submissions
* Public Correspondence received and considered by the Committee in making this decision (received prior to 12:00 p.m. of hearing date)
N/A

Additional Addendum Reports received and provided to the Committee from:

Planning Comments – Received October 31, 2019
Authorization Letter – Received October 30, 2019

Representation

Jim Kotsopoulos

Comments

Jim Kotsopoulos explained the nature of the application. He advised that while there is an opportunity to modify the variances pertaining to the proposed dwellings, the frontage and lot area is limited to the size of the proposed lots. He opined that the character of the neighbourhood needs to be considered and noted that a variety of lot sizes exist with frontages that range from 12.62 metres to 22.50 metres. If you apply a 5 – 7 km radius walk, frontages exist between 35 (10.66 metres) – 75 feet (22.86 metres), based on this, the proposal would meet the character of the area. Mr. Kotsopolous submitted two letters of support from 211 Crestwood Road & 207 Crestwood Road, Thornhill.

Member Antinucci commented that he has concerns with respect to setting precedence and the impact the proposal would have on “large lot” neighbourhoods.

In response to Chairman Buckler, Michael DiFebo, Planner, reviewed previous approvals in the area, pre - OPA 15. He reviewed applicable OPA 15 policies and noted that proposed lots must be equal, to or greater in size, than the adjoining lots.

Chairman Buckler asked if anyone present wished to comment on this application. There was no response.

Moved By: A. Perrella
Seconded By: A. Antinucci

THAT Application No. B014/19 on behalf of Albert Kshoznicer be **REFUSED** for the following reasons:

For the Following Reasons:

1. The proposal does not conform to Section 51(24) as required by Section 53(12) of the Planning Act.
2. The proposal does not conform with the City of Vaughan Official Plan
3. The proposal does not conform to the Provincial Policy Statements as required by Section 3(1) of the Planning Act.
4. The general intent and purpose of the by-law will not be maintained.
5. The proposed severance is not desirable for the appropriate development of the land

Motion Carried.

Members Opposed to Motion: N/A

6.

File:

A121/19

Applicant:

Albert Kshoznicer

Agent:

Matjaz Skube

Address:

209 Crestwood Rd. Thornhill

Purpose:

Relief from the by-law is being requested to permit reduced lot frontage on the retained land to facilitate Consent Application B014/19. Relief is also being sought to permit the construction of a proposed single family dwelling on the retained land (B014/19).
- Ward 5

Public Written Submissions
* Public Correspondence received and considered by the Committee in making this decision (received prior to 12:00 p.m. of hearing date)
N/A

Additional Addendum Reports received and provided to the Committee from:
Planning Comments – Received October 31, 2019
Authorization Letter – Received October 30, 2019

Representation
Jim Kotsopoulos

Comments
Jim Kotsopoulos explained the nature of the application. He advised that while there is an opportunity to modify the variances pertaining to the proposed dwellings, the frontage and lot area is limited to the size of the proposed lots. He opined that the character of the neighbourhood needs to be considered and noted that a variety of lot sizes exist with frontages that range from 12.62 metres to 22.50 metres. If you apply a 5 – 7 km radius walk, frontages exist between 35 (10.66 metres) – 75 feet (22.86 metres), based on this, the proposal would meet the character of the area. Mr. Kotsopolous submitted two letters of support from 211 Crestwood Road & 207 Crestwood Road, Thornhill.

Member Antinucci commented that he has concerns with respect to setting precedence and the impact the proposal would have on “large lot” neighbourhoods.

In response to Chairman Buckler, Michael DiFebo, Planner, reviewed previous approvals in the area, pre - OPA 15. He reviewed applicable OPA 15 policies and noted that proposed lots must be equal to, or greater in size, than the adjoining lots.

Chairman Buckler asked if anyone present wished to comment on this application. There was no response.

Moved By: A. Perrella
Seconded By: A. Antinucci

THAT Application No. A121/19 on behalf of Albert Kshoznicer be **REFUSED** for the following reasons:

For the Following Reasons:

1. The general intent and purpose of the by-law will not be maintained.
2. The general intent and purpose of the official plan will not be maintained.
3. The requested variance(s) is/are not acceptable for the appropriate development of the subject lands.
4. The requested variance(s) is/are not minor in nature.

Motion Carried.

Members Opposed to Motion: N/A

7.

File:

A122/19

Applicant:

Albert Kshoznicer

Agent:

Matjaz Skube

Address:

209 Crestwood Rd. Thornhill

Purpose:

Relief from the by-law is being requested to permit reduced lot frontage on the severed land to facilitate Consent Application B014/19. Relief is also being sought to permit the construction of a proposed single family dwelling on the severed land (B014/19).

Ward 5

Public Written Submissions
* Public Correspondence received and considered by the Committee in making this decision (received prior to 12:00 p.m. of hearing date)
N/A

Additional Addendum Reports received and provided to the Committee from:
Planning Comments – Received October 31, 2019
Authorization Letter – Received October 30, 2019

Representation
Jim Kotsopoulos

Comments
Jim Kotsopoulos explained the nature of the application. He advised that while there is an opportunity to modify the variances pertaining to the proposed dwellings, the frontage and lot area is limited to the size of the proposed lots. He opined that the character of the neighbourhood needs to be considered and noted that a variety of lot sizes exist with frontages that range from 12.62 metres to 22.50 metres. If you apply a 5 – 7 km radius walk, frontages exist between 35 (10.66 metres) – 75 feet (22.86 metres), based on this, the proposal would meet the character of the area. Mr. Kotsopolous submitted two letters of support from 211 Crestwood Road & 207 Crestwood Road, Thornhill.

Member Antinucci commented that he has concerns with respect to setting precedence and the impact the proposal would have on “large lot” neighbourhoods.

In response to Chairman Buckler, Michael DiFebo, Planner, reviewed previous approvals in the area, pre - OPA 15. He reviewed applicable OPA 15 policies and noted that proposed lots must be equal to, or greater in size, than the adjoining lots.

Chairman Buckler asked if anyone present wished to comment on this application. There was no response.

Moved By: A. Perrella
Seconded By: A. Antinucci

THAT Application No. A122/19 on behalf of Albert Kshoznicer be **REFUSED** for the following reasons:

For the Following Reasons:

1. The general intent and purpose of the by-law will not be maintained.
2. The general intent and purpose of the official plan will not be maintained.
3. The requested variance(s) is/are not acceptable for the appropriate development of the subject lands.
4. The requested variance(s) is/are not minor in nature.

Motion Carried.

Members Opposed to Motion: N/A

8.

File:

A050/19

Applicant:

Rodolfo & Andreia Beyer

Agent:

Robert Muia

Address:

94 Donhill Cr. Kleinburg

Purpose:

Relief from the By-law is being requested to permit the existing cabana located in the rear yard.
- Ward 1

Public Written Submissions
* Public Correspondence received and considered by the Committee in making this decision (received prior to 12:00 p.m. of hearing date)
N/A

Additional Addendum Reports received and provided to the Committee from: None.

Representation
Rodolfo Beyer

Comments

The application was stood down at 6:15 p.m. to accommodate representation.

The application was recalled at 6:41 p.m.

Rodolfo Beyer, explained the nature of the application.

Chairman Buckler asked if anyone present wished to comment on this application. There was no response.

Moved By: A. Perrella
Seconded By: S. Kerwin

THAT Application No. A050/19 on behalf of Rodolfo & Andreia Beyer be **APPROVED**, in accordance with the sketch submitted with the application (as required by Ontario Regulation 200/96) and subject to the following conditions:

	Department/Agency	Condition
1	Development Engineering Jason Pham 905-832-8585 x 8716 Jason.pham@vaughan.ca	The owner/applicant shall submit the final lot grading plan to the Development Inspection and Lot Grading division of the City's Development Engineering Department for final lot grading approval prior to any additional work being undertaken on the property. Please visit or contact Development Engineering's front desk on the 2nd floor of City Hall to apply for lot grading and/or servicing approval.

For the Following Reasons:

1. The general intent and purpose of the by-law will be maintained.
2. The general intent and purpose of the official plan will be maintained.
3. The requested variance(s) is/are acceptable for the appropriate development of the subject lands.
4. The requested variance(s) is/are minor in nature.

Motion Carried.

Members Opposed to Motion: N/A

9.

File:

A119/19

Applicant:

Antonella Verni

Agent:

Address:

94 Vineyard Ct. Woodbridge

Purpose:

Relief from the Zoning By-law is being requested to permit the existing pergola and wooden deck to be located within the OS1 Open Space Conservation Zone.

The pergola and wooden deck are unenclosed structures.

Ward 3

Public Written Submissions
* Public Correspondence received and considered by the Committee in making this decision (received prior to 12:00 p.m. of hearing date)
Name: Henry Bosch Address: 115 Clover Leaf Street, Woodbridge Nature of Correspondence: Letter of Objection
Name: Nicole Yang Address: Client at 98 Vineyard Court, Woodbridge Nature of Correspondence: Letter of Objection
Name: Antonella Verni Address: 94 Vineyard Court, Woodbridge Nature of Correspondence: Response to Objection Letter

Additional Addendum Reports received and provided to the Committee from:
TRCA Clearance of condition letter – Received October 24, 2019

Representation
Antonella Verni

Comments

Antonella Verni explained the nature of the application and clarified that the proposed 0 metre setback is not taken to the property line but the OS1 Zone boundary line.

In response to Member Perrella, Ms. Verni explained the design features of the pergola and noted that it looks larger because 8 x 8 posts were used. She addressed concerns from residents and advised that she has spoken to adjacent neighbours and provided that landscaping (planters/trees) will be used to reduce impact. Neighbours commented that they were impressed with the workmanship of the pergola/deck and staff support the application. Weeping tiles were installed last year to accommodate drainage on site. She submitted pictures of the pergola and deck to the Committee.

Member Antinucci noted that Toronto Region and Conservation Authority has no objection.

Chairman Buckler asked if anyone present wished to comment on this application

Nicole Yang, 7681 Hwy 27, Vaughan, appeared to represent the owners of 98 Vineyard Court. She expressed concerns that the applicant may require additional variances at the building permit stage and reviewed comments contained within her written submission dated October 30, 2019. She provided photos to demonstrate impact (scale and crowding), compatibility with area and the installation of additional posts placed on the fence line. She opined that the application does not meet the intent of the four tests.

In response to Member Perrella, Ms. Yang explained that the OMB/LPAT cases provided in her objection letter, illustrate refusal decisions based on cumulative impact of variances, desirability and compatibility.

In response to Member Perrella, Ms. Yang advised that she has not discussed the issues with the applicant.

Christine Vigneault, Secretary Treasurer, advised that after consulting with Development Engineering staff, should the Committee have concern with grading and drainage, they could include a condition of approval to address these issues prior to the issuance of a permit.

In response to Member Perrella, Ms. Yang expressed concern that, once in effect, the proposal would not be compatible with the City’s new comprehensive Zoning By-law.

The Committee stood the application down at 6:37 p.m. in order to permit discussion between the applicant and Ms. Yang.

The application was recalled at 6:54 p.m.

In response to Member Perrella, Ms. Yang advised that an agreement could not be reached and opined that the request was not minor.

Moved By: A. Antinucci
Seconded By: A. Perrella

THAT Application No. A119/19 on behalf of Antonella Verni be **APPROVED**, in accordance with the sketch submitted with the application (as required by Ontario Regulation 200/96) and subject to the following conditions:

	Department/Agency	Condition
1	Development Engineering Jason Pham 905-832-8585 x 8716 Jason.pham@vaughan.ca	All property line swales of 0.6m are to be re-instated to existing conditions to allow for proper drainage and to prevent any drainage from entering neighboring lots.

For the Following Reasons:

1. The general intent and purpose of the by-law will be maintained.
2. The general intent and purpose of the official plan will be maintained.
3. The requested variance(s) is/are acceptable for the appropriate development of the subject lands.
4. The requested variance(s) is/are minor in nature.

Motion Carried.

Members Opposed to Motion: N/A

10.

File:

A130/19

Applicant:

Abdul and Bushra Rahman

Agent:

Ar Ravi Doiphode

Address:

54 Bannockburn Dr. Woodbridge

Purpose:

Relief from the by-law is being requested to permit the construction of a proposed deck (unenclosed/uncovered) and a cover over the proposed BBQ located in the rear yard.

Ward 3

Public Written Submissions
* Public Correspondence received and considered by the Committee in making this decision (received prior to 12:00 p.m. of hearing date)
Name: Qadeer Ahmad
Address: 53 Carling Road, Woodbridge
Nature of Correspondence: Letter of Objection (October 7 & 23, 2019)

Additional Addendum Reports received and provided to the Committee from: None.
Committee of Adjustment - Revised page 2 of the Staff Report, received October 28, 2019.

Representation
Ar Ravi Doiphode

Comments

Ar Ravi Doiphode explained the nature of the application and noted that the proposal will not impact existing elevations and was designed to maintain privacy.

Chairman Buckler asked if anyone present wished to comment on this application. There was no response.

Moved By: A. Perrella
Seconded By: S. Kerwin

THAT Application No. A130/19 on behalf of Abdul and Bushra Rahman be **APPROVED**, in accordance with the sketch submitted with the application (as required by Ontario Regulation 200/96) and subject to the following conditions:

	Department/Agency	Condition
1	Development Engineering Jason Pham 905-832-8585 x 8716 Jason.pham@vaughan.ca	Staff have confirmed that the property is located within an unassumed subdivision. The Owner/applicant shall provide satisfactory notification to the developer/builder and approval (letter or email) of the minor variance and proposed work to the property in question and provide a copy of the notification and approval to the City's Development Engineering Department.

For the Following Reasons:

1. The general intent and purpose of the by-law will be maintained.
2. The general intent and purpose of the official plan will be maintained.
3. The requested variance(s) is/are acceptable for the appropriate development of the subject lands.
4. The requested variance(s) is/are minor in nature.

Motion Carried.

Members Opposed to Motion: N/A

11.

File:

A132/19

Applicant:

Giuseppina (Josie) Salerno and Anthony Caruso

Agent:

Fausto Cortese

Address:

31 Delia Pl. Woodbridge

Purpose:

Relief from the by-law is being requested to permit the construction of a proposed cabana to be located in the rear yard.

Ward 2

Public Written Submissions
* Public Correspondence received and considered by the Committee in making this decision (received prior to 12:00 p.m. of hearing date)
None.

Additional Addendum Reports received and provided to the Committee from: None.

Representation
Fausto Cortese

Comments

Fausto Cortese appeared on behalf of the application.

Chairman Buckler asked if anyone present wished to comment on this application.

Pier Sperti, 56 Woburn Drive, Woodbridge, expressed concerns regarding the cabana, specifically with respect to impact, shade, noise, home value and trees. He questioned whether the structure complies with building height requirements.

In response to Mr. Sperti, Mr. Cortese noted that the applicant worked with staff to increase the rear yard setback to accommodate the planting of trees along the rear lot line. A landscape plan was submitted and approved by Urban Design staff. He noted that the pool equipment was placed in the rear yard to avoid impact on adjacent neighbours. The pool equipment is quiet and will not create noise issues. He noted that the stairs behind the cabana lead into a basement which is to be used for storage.

Christine Vigneault, Secretary Treasurer, provided Mr. Sperti with the applicant’s landscape plans.

In response to Member Perrella, Mr. Cortese advised that the dwelling is approximately 2820 square metres and the cabana basement will be 700 square feet (65m2).

In response to Member Zheng, Mr. Cortese advised that the rear yard setback was increased by decreasing the distance between the pool and cabana.

In response to Member Perrella, Mr. Cortese agreed to stand the application down to permit discussion with Mr. Sperti regarding the proposal.

The application was stood down at 6:53 p.m.

The application was recalled at 7:18 p.m.

In response to Chairman Buckler, Mr. Cortese advised that an agreement was made to change the species of the trees to 12 foot cedars. He noted that the applicant is agreeable to a condition requiring a letter of intent to plant the 12 foot cedar hedge.

Christine Vigneault, Secretary Treasurer, clarified with Michael DiFebo, Planner, that a condition of approval should also be included requiring that an updated landscape plan be submitted to the satisfaction of Urban Design staff.

Moved By: A. Perrella
Seconded By: S. Kerwin

THAT Application No. A132/19 on behalf of Giuseppina (Josie) Salerno and Anthony Caruso be **APPROVED, as amended**, in accordance with the sketch submitted with the application (as required by Ontario Regulation 200/96) and subject to the following conditions:

	Department/Agency	Condition
1	Development Engineering Jason Pham 905-832-8585 x 8716 Jason.pham@vaughan.ca	The Owner/applicant shall submit the final Lot Grading Plan to the Development Inspection and Lot Grading division of the City's Development Engineering Department for final lot grading approval prior to any work being undertaken on the property.
2	Development Planning Michael DiFebo 905-832-8585 x 8990 Michael.DiFebo@vaughan.ca	1. That the applicant provide a letter of intent to plan 12 foot high cedars along the rear property boundary. 2. That the applicant provide an updated landscape plan to the satisfaction of Urban Design staff.

For the Following Reasons:

1. The general intent and purpose of the by-law will be maintained.
2. The general intent and purpose of the official plan will be maintained.
3. The requested variance(s) is/are acceptable for the appropriate development of the subject lands.
4. The requested variance(s) is/are minor in nature.

Motion Carried.

Members Opposed to Motion: N/A

12.

File:

A133/19

Ward 1
- Applicant:

Amir Ali Farahmand Farzaneh
- Agent:

Hamid Behesht
- Address:

38 Goodman Cr. Maple
- Purpose:

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

Public Written Submissions
* Public Correspondence received and considered by the Committee in making this decision (received prior to 12:00 p.m. of hearing date)
Name: Resident Address: 42 Goodman Crescent, Maple Nature of Correspondence: Letter of Support
Name: Resident Address: 48 Goodman Crescent, Maple Nature of Correspondence: Letter of Support
Name: Janet Myers Address: 29 Naylor Street, Maple Nature of Correspondence: Letter of Support

Additional Addendum Reports received and provided to the Committee from: None.

Representation
Hamid Behesht

Comments

Hamid Behesht explained the nature of the application and noted that the applicant is agreeable to staff recommendations.

Chairman Buckler asked if anyone present wished to comment on this application.

David Domenegano, 41 Goodman Crescent, Maple expressed opposition to the application based on the requirements of the Zoning By-law.

In response to Mr. Domenegano, Mr. Behesht provided a map to the Committee indicating previous approvals for lot coverage and building height in the area. He noted that because the roof is considered a mansard roof, height is measured to the top not the midpoint. He reviewed previous approvals in the areas and explained that the dwelling was designed carefully to account for lot elevation. He provided a rendering of the proposed dwelling and reviewed letters of support received.

In response to Member Antinucci, Mr. Behesht advised that the proposed dwelling is approximately 4400 square feet.

In response to Chairman Buckler, Mr. Behesht advised that the size of the proposed dwelling is consistent with other developments in the area.

Member Perrella noted that the proposed lot coverage is consistent with previous approvals.

Moved By: A. Perrella
Seconded By: S. Kerwin

THAT Application No. A133/19 on behalf of Amir Ali Farahmand Farzaneh be **APPROVED**, in accordance with the sketch submitted with the application (as required by Ontario Regulation 200/96) and subject to the following conditions:

	Department/Agency	Condition
1	Development Engineering Brad Steeves 905-832-8585 x 8977 brad.steeves@vaughan.ca	The owner/applicant shall submit the final Lot Grading Plan to the Development Inspection and Lot Grading division of the City's Development Engineering Department for final lot grading approval prior to any work being undertaken on the property.

For the Following Reasons:

1. The general intent and purpose of the by-law will be maintained.
2. The general intent and purpose of the official plan will be maintained.
3. The requested variance(s) is/are acceptable for the appropriate development of the subject lands.
4. The requested variance(s) is/are minor in nature.

Motion Carried.

Members Opposed to Motion: N/A

13.

File:

A134/19

Applicant:

Renee Ender-Amir & Tomer Amir

Agent:

Professional Floor Plans Inc. (Raed Al-Rawi)

Address:

237 Mullen Dr. Thornhill

Purpose:

Relief from the by-law is being requested to permit a reduced minimum garage length to accommodate the construction of a proposed interior staircase located within the existing garage.

Ward 5

Public Written Submissions
* Public Correspondence received and considered by the Committee in making this decision (received prior to 12:00 p.m. of hearing date)
N/A

Additional Addendum Reports received and provided to the Committee from: None.

Representation
Raed Al-Rawi, Professional Floor Plans Inc.

Comments

Raed Al-Rawi explained the nature of the application.

In response to Member Antinucci, Mr. Al-Rawi advised that the applicant will still be able to maintain 4 parking spaces onsite.

Chairman Buckler asked if anyone present wished to comment on this application. There was no response.

Moved By: A. Antinucci
Seconded By: A. Perrella

THAT Application No. A134/19 on behalf of Renee Ender-Amir & Tomer Amir be **APPROVED**, in accordance with the sketch submitted with the application (as required by Ontario Regulation 200/96).

For the Following Reasons:

1. The general intent and purpose of the by-law will be maintained.
2. The general intent and purpose of the official plan will be maintained.
3. The requested variance(s) is/are acceptable for the appropriate development of the subject lands.
4. The requested variance(s) is/are minor in nature.

Motion Carried.

Members Opposed to Motion: N/A

15.

File:

A081/19

Applicant:

Danielle Vaniglia

Agent:

Vulcan Design Inc. (Daniel Berry)

Address:

6 Clemson Cr. Maple

Purpose:

Relief from the By-Law is being requested to permit the construction of a proposed addition to the front of the existing garage and a cabana partially located in the side yard of the existing dwelling.
- Ward 1

Public Written Submissions
* Public Correspondence received and considered by the Committee in making this decision (received prior to 12:00 p.m. of hearing date)
Name: L. Tantalo Address: 1 Clemson Crescent, Maple Nature of Correspondence: Objection letter
Name: J. Rinaldi Address: 41 Gatehead Road, Maple Nature of Correspondence: Letter now in support of the revised application

Additional Addendum Reports received and provided to the Committee from: None.

Representation
Daniel Berry, Vulcan Design Inc.

Comments

Daniel Berry advised that the applicant has addressed neighbour concerns by reducing the size of the cabana. He provided the Committee with similar approvals for lot coverage at 4 & 15 Clemson Crescent and requested that the Committee consider the request.

Member Perrella commented that she cannot support the request for lot coverage and noted that staff do not support the request.

The Committee reviewed the previous approvals at 4 & 15 Clemson Crescent.

Chairman Buckler commented that the Committee is consistent with granting approvals for dwelling lot coverage at a maximum of 23%.

Chairman Buckler asked if anyone present wished to comment on this application. There was no response.

Moved By: A. Perrella
Seconded By: A. Antinucci

THAT Variances #1 & 3 (as shown on the Staff Report) pertaining to Application No. A081/19 on behalf of Danielle Vaniglia be **APPROVED** in accordance with the sketch submitted with the application (as required by Ontario Regulation 200/96) and subject to the following conditions:

	Department/Agency	Condition
1	Development Engineering Jason Pham 905-832-8585 x 8716 Jason.pham@vaughan.ca	The Owner/applicant shall submit the final Lot Grading Plan to the Development Inspection and Lot Grading division of the City's Development Engineering Department for final lot grading approval for the proposed Cabana prior to any work being undertaken on the property (greater then 10m2 and therefore requires a grading permit). Please visit or contact Development Engineering's front desk on the 2nd floor of City Hall to apply for lot grading approval.

For the following reasons:

1. The general intent and purpose of the by-law will be maintained.
2. The general intent and purpose of the official plan will be maintained.
3. The requested variance(s) is/are acceptable for the appropriate development of the subject lands.
4. The requested variance(s) is/are minor in nature.

AND THAT Variance #2 (as shown on the Staff Report) pertaining to Application No. A081/19, on behalf of Danielle Vaniglia, be **REFUSED**.

For the following reasons:

1. The general intent and purpose of the by-law will not be maintained.
2. The general intent and purpose of the official plan will not be maintained.
3. The requested variance(s) is/are not acceptable for the appropriate development of the subject lands.
4. The requested variance(s) is/are not minor in nature.

Motion Carried.

Members Opposed to Motion: N/A

Other Business

A067/19 (102 Bellini Avenue) – The Committee ratified their October 17, 2019 decision to refuse Minor Variance Application A067/19.

File: A067/19 **Ward 3**
Applicant: Sujeether Kumareswaran and Maria Valentina D. Bernard
Agent: Four Seasons Sunrooms (Alexandra Aodesh)
Address: 102 Bellini Ave. Woodbridge
Purpose: Relief from the by-law is being requested to permit the construction of a proposed **single storey** sunroom addition located at the rear of the existing dwelling.
Note: Original request heard by the Committee on June 13, 2019 requested a two storey sunroom addition.

Moved By: A. Perrella
Seconded By: H. Zheng

THAT Application No. A067/19 on behalf of Sujeether Kumareswaran and Maria Valentina D. Bernard be **REFUSED**.
Motion Carried.

Members Opposed to Motion: A. Antinucci, S. Kerwin

Motion to Adjourn

Moved By: A. Perrella
Seconded By: A. Antinucci

THAT the meeting of Committee of Adjustment be adjourned at 7:25 p.m., and the next regular meeting will be held on November 14, 2019.
Motion Carried.

October 31, 2019 Meeting Minutes are to be approved at the November 14, 2019 meeting:

Chair

Secretary-Treasurer