

	<p align="center">Committee of Adjustment Minutes</p> <p>Hearing Date: August 3, 2023</p> <p>Time: 6:00 p.m.</p> <p>*To obtain the audio/video recording of the minutes please email cofa@vaughan.ca.</p> <p>In the event of technical difficulties an audio/video recording may not be available.</p>
<p>DRAFT</p>	
<p>Committee Member & Staff Attendance</p>	
<p>Committee Members:</p>	<p>Assunta (Sue) Perrella (Chair) Stephen Kerwin (Vice-Chair) Brandon Bell Jordan Kalpin Mark Milunsky</p>
<p>Secretary Treasurer: Administrative Coordinator in Attendance:</p>	<p>Christine Vigneault Teri Hardy</p>
<p>Zoning Staff in Attendance:: Planning Staff in Attendance::</p>	<p>Greg Segganfredo Joshua Cipolletta</p>
<p>Members / Staff Absent:</p>	<p>None</p>

Disclosure of Pecuniary Interest

Member	Item # / File	Nature of Interest
None		

Adoption of July 13, 2023 Minutes

Required Amendment	Page Number
None	N/A

Moved By: Steve Kerwin
 Seconded By: Brandon Bell

THAT the minutes of the Committee of Adjustment Meeting of July 13, 2023, be adopted as circulated.

Motion Carried.

Adjournments:

Item	File No.	Adjournment Information
6.11	A100/23	22 Knudson Lane, Woodbridge Adjourned to August 31 to permit time to address Development Planning & Engineering comments

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	A036/23	27 Goodman Crescent, Maple
6.2	A041/23	19 Trinita Avenue, Woodbridge
6.7	A081/23	148 Via Teodoro, Woodbridge

Approval of Items Not Requiring Separate Discussion

Item:	File No:	Property
6.3	A052/23	Parts 1-24 of Plan 65R-40282 (Commerce Street), Vaughan
6.4	A059/23	464 Westridge Drive, Kleinburg
6.5	A064/23	254 Bourbon Street, Woodbridge
6.6	A071/23	246 Dufferin Hill Drive, Maple
6.8	A093/23	11 Whitefaulds Road, Maple
6.9	A095/23	73 Alistair Crescent, Kleinburg
6.10	A099/23	29 Weller Crescent, Maple
6.12	A101/23	69 Virro Court, Woodbridge
6.13	A102/23	66 Virro Court, Woodbridge
6.14	A106/23	102 Silver Arrow Crescent, Maple

Moved By: Member Steve Kerwin
 Seconded By: Member Jordan Kalpin

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.: A036/23 PROPERTY: 27 GOODMAN CRESCENT, MAPLE
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Adjournment History: None

Applicant: Giuseppe Agrippa

Agent: Humphries Planning Group Inc. (Jonathan Sasso)

Purpose: Relief from the Zoning By-law is being requested to permit the existing single-family dwelling, pool house (cabana) and reduced soft landscaping requirements in the rear yard.

***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:

Jonathan Sasso

Persons Before the Committee:

The following persons appeared before the Committee of Adjustment in connection with Minor Variance Application A036/23:

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.
Jonathan Sasso	Applicant Representation		<ul style="list-style-type: none"> ▪ Summary of Application ▪ Response to Development Planning Recommendations ▪ Confirmed Letters of Support (to be added to public record)

The following points of clarification were requested by the Committee:

Committee Member	Addressed to:	Point of Clarification/Comments:
Steve Kerwin	Applicant Representation	Requested clarification on history of review process and applicant actions to resolve issues identified during the review process.
Steve Kerwin	Applicant Representation	Requested clarification on whether applicant was aware of Zoning By-law requirements prior to construction.
Assunta Perrella	Applicant Representation	Provided history of lot coverage approvals in the Old Maple Area

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. A036/23 for 27 Goodman Crescent, Maple be **REFUSED** for the following reasons:

This application is refused, as it is the opinion of the Committee that the proposal is not ***minor in nature***, does not maintain the general intent and purpose of the City's Official Plan and Zoning By-laws and is not desirable for the appropriate development of the land.

Motion Carried

Members Opposed: None

Members Absent from Hearing: None

ITEM: 6.2	FILE NO.: A041/23 PROPERTY: 19 TRINITA AVENUE, WOODBRIDGE
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Adjournment History: None

Applicant: Giancarlo & Tracie Staffieri

Agent: Daniel Falzon Lasonne Engineering Ltd.

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

***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:

Daniel Falzon

Persons Before the Committee:

The following persons appeared before the Committee of Adjustment in connection with Minor Variance Application A041/23:

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.
Daniel Falzon	Applicant Representation		Summary of Application Addressed Public Comments
Vincenza Maini	Public	24 Silvestre Avenue	Opposed to Application Concerns Raised: <ul style="list-style-type: none"> ▪ Size of Loggia (too big) ▪ Does not want the sides of the loggia enclosed

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. A041/23 for 19 Trinita 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
<p>All conditions of approval, unless otherwise stated, are considered to be incorporated into the approval “if required”. If a condition is no longer required after an approval is final and binding, the condition may be waived by the respective department or agency requesting conditional approval. A condition cannot be waived without written consent from the respective department or agency.</p> <p>It is the responsibility of the owner/applicant and/or authorized agent to obtain and provide a clearance letter from respective department and/or agency (see condition chart below for contact). This letter must be provided to the Secretary-Treasurer to be finalized. All conditions must be cleared prior to the issuance of a Building Permit.</p>		
1	Development Planning Joshua.cipolletta@vaughan.ca	That the final Landscape Plan, indicating the location of all existing and proposed trees, be approved to the satisfaction of the Development Planning Department
2	Development Engineering lan.reynolds@vaughan.ca	The Owner/applicant shall submit a Lot Grading plan to the Development Inspection and Lot Grading division of the City's Development Engineering Department for final lot grading and/or servicing approval prior to any work being undertaken on the property. Please visit or contact the Development Engineering Department through email at DEPermits@vaughan.ca or visit the grading permit link provided above to learn how to apply for lot grading and/or servicing approval.

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: 6.7	FILE NO.: A081/23 PROPERTY: 148 VIA TEODORO, WOODBRIDGE
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Adjournment History: July 13, 2023

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.
Nehad Allam	Applicant Representation		Summary of Application

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

Moved By: Brandon Bell

Seconded By: Steve Kerwin

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

THAT Application No. A081/23 for 148 Via Teodoro, 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	Committee of Adjustment christine.vigneault@vaughan.ca	That the applicant submits the required Adjournment Fee (\$591.00) to facilitate rescheduling from the July 13, 2023, hearing.

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: Jordan Kalpin

THAT the meeting of Committee of Adjustment be adjourned at 6:35 p.m., and the next regular meeting will be held on August 31, 2023.

Motion Carried

August 3, 2023 Meeting Minutes were approved at the August 31, 2023 Committee of Adjustment Hearing.

Chair:

Secretary Treasurer: