

	<p align="center">Committee of Adjustment Minutes</p> <p>Hearing Date: August 31, 2023</p> <p>Time: 6:00 p.m.</p>
<p align="center">DRAFT</p>	<p>*To obtain the audio/video recording of the minutes please email cofa@vaughan.ca.</p> <p>In the event of technical difficulties an audio/video recording may not be available.</p>
<p align="center">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 Prabhdeep Kaur</p>
<p>Zoning Staff in Attendance:: Planning Staff in Attendance::</p>	<p>Catherine Saluri Michelle Perrone, David Harding</p>
<p>Members / Staff Absent:</p>	<p>None</p>

Disclosure of Pecuniary Interest

Member	Item # / File	Nature of Interest
None		

Adoption of August 3, 2023 Minutes

Required Amendment	Page Number
N/A	N/A

Moved By: Steve Kerwin
 Seconded By: Jordan Kalpin

THAT the minutes of the Committee of Adjustment Meeting of August 3, 2023, be adopted as circulated.

Motion Carried.

Adjournments:

Item	File No.	Adjournment Information
6.15	A282/22	293 Castlehill Road, Maple Adjourned to September 21, 2023 to accommodate zoning review of revised proposal.

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
6.2	A068/23	175 Westridge Drive, Kleinburg
6.9	A115/23	44 Vaughan Mills Road, Woodbridge

Approval of Items Not Requiring Separate Discussion

Item:	File No:	Property
6.1	A067/23	221 Treelawn Boulevard, Kleinburg
6.3	A091/23	429 Worth Boulevard, Thornhill
6.4	A097/23	1 Century Place, Concord
6.5	A107/23	2535 Major Mackenzie Drive, Vaughan
6.6	A110/23	2 Enclave Court, Kleinburg
6.7	A111/23	29 Factor Street, Kleinburg
6.8	A114/23	59 Macamo Court, Maple
6.10	A117/23	203 Wainfleet Crescent, Kleinburg
6.11	A121/23	79 Cedarpoint Court, Maple
6.12	A122/23	13 Rosshaven Crescent, Woodbridge
6.13	A123/23	68 Cardish Street, Kleinburg
6.14	A173/19	57 Centre Street, Thornhill
6.16	B012/23	6751 & 6701 Highway 7 , Vaughan
6.17	B013/23	850 Gibraltar Road, Vaughan
6.18	B014/23	10000 Dufferin Street, Vaughan

Moved By: Member Steve Kerwin

Seconded By: Member Mark Milunsky

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

THAT the items **not** requiring separate discussion, as listed by the Secretary Treasurer, be **APPROVED**, together with all recommended conditions of approval contained in the reports, as the applications are considered to conform to Section 7.6 of the Committee of Adjustment Procedural By-law and are considered to meet the prescribed criteria outlined in Section 45, 51 and 53 of the Planning Act, as applicable.

CARRIED

ITEM: 6.2	FILE NO.: A068/23 PROPERTY: 175 WESTRIDGE DRIVE, KLEINBURG
------------------	---

Adjournment History: None

Applicant: Bruna Nicoletti

Agent: FrankFranco Architects

Purpose: Relief from the Zoning By-law is being requested to permit a proposed cabana, location of pool equipment and reduced 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	
Department: Development Planning Nature of Correspondence: Comments/Recommendations Date Received: 08/30/2023	

Applicant Representation at Hearing:

Francesco Di Sarra, FrankFranco Architects

Persons Before the Committee:

The following persons appeared before the Committee of Adjustment in connection with Minor Variance Application A068/23.

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.
Francesco Di Sarra	Applicant Representation		Summary of Application Addressed Development Planning comments.

The following points of clarification were requested by the Committee:

Committee Member	Addressed to:	Point of Clarification:
Assunta Perrella	Applicant Representation	Requested confirmation on whether the applicant was able to increase landscaping to address Development Planning comments. In response, the applicant agreed to increase Variance #4 to permit the portion of the rear yard in excess of 135.0 m ² to be comprised of a minimum 44.0% (106.0m²) soft landscape.

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. **A068/23** for 175 Westridge Drive, Kleinburg be **APPROVED, as amended**, 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 provided to the Secretary-Treasurer to be finalized. All conditions must be cleared prior to the issuance of a Building Permit.		
1	Development Engineering Marina.messiha@vaughan.ca	The Owner/Applicant shall submit the final Lot Grading and/or Servicing Plan to the Development Inspection and Lot Grading Division of the City’s Development Engineering Department for final Lot Grading and/or Servicing Permit prior to any work being undertaken on the property. Please visit the Grading Permit page at City of Vaughan website to learn how to apply for the Grading Permit. If you have any questions about Grading Permit, please contact the Development Engineering Department by email at DEPermits@vaughan.ca .
2	Development Planning Joshua.cipolletta@vaughan.ca	That the final Landscape Plan be approved to the satisfaction of the Development Planning Department.

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, as amended, 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: 6.9	FILE NO.: A115/23 PROPERTY: 44 VAUGHAN MILLS ROAD, WOODBRIDGE
------------------	--

Adjournment History: None

Applicant: Parminder Rai

Agent: Peter Vozikas, Empire Design Company

Purpose: Relief from the Zoning By-law is being requested to permit a proposed 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
Public	Rajwinder and Parmjit Rai	40 Vaughan Mills Road	08/28/2023	Letter of support
Public	Kamram Basiri	48 Vaughan Mills Road	08/28/2023 08/30/2023	Letters of objection and photos
Public	Paramraj- Gill	64 Vaughan Mills Road	08/28/2023	Letter of support

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

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

Applicant Representation at Hearing:

Peter Vozikas

Persons Before the Committee:

The following persons appeared before the Committee of Adjustment in connection with Minor Variance Application A115/23:

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.
Peter Vozikas	Applicant Representation		Summary of Application Address Public Comments & Correspondence Address Committee Comments
Kamram Basiri	Public	48 Vaughan Mills Road	Opposed to Application Concerns Raised: <ul style="list-style-type: none"> ▪ Variance not minor ▪ Loss of sunlight ▪ Design misrepresented ▪ Sufficient space on lot to place cabana ▪ Development Planning recommendations ▪ Requested site visit from staff to visualize what is onsite ▪ Construction commenced without permit ▪ Impact on property values

The following points of clarification were requested by the Committee:

Committee Member	Addressed to:	Point of Clarification & Comments
Assunta Perrella	Applicant Representation	Opined that the variances are not minor, negative visual impact.
Assunta Perrella	Planning	Requested clarification on whether a site visit was conducted. In response, Planning advised a site visit was not done.
Assunta Perrella	Applicant Representation	Requested clarification on the height of the structure and whether it was measured at grade.
Assunta Perrella	Applicant Representation	Requested clarification on materials to be used for siding.
Assunta Perrella	Applicant Representation	Requested clarification on whether discussion with neighbour took place.
Assunta Perrella	Planning	Requested that a site visit take place to confirm dimensions of cabana and angle of roof. Photographic evidence requested.
Steve Kerwin	Applicant Representation	Requested clarification on height of roof line and pitch of roof.
Jordan Kalpin	Applicant Representation	Requested clarification on total height of structure (from grade), including roof.
Brandon Bell	Applicant Representation	Requested clarification on the depth of lot. Commented that the topography of the lands limit development area and that rear and side wall would be enclosed.

Moved By: Brandon Bell
Seconded By: None

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. **A115/23** for 44 Vaughan Mills Rd, 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 provided to the Secretary-Treasurer to be finalized. All conditions must be cleared prior to the issuance of a Building Permit.		
1	TRCA Kristen.Regier@trca.ca	That the applicant provides the required fee amount of \$660.00 payable to the Toronto and Region Conservation Authority.

The motion was not supported by a seconder.

Motion Failed

Moved By: Mark Milunsky
Seconded By: Steve Kerwiin

THAT Application No. **A115/23** for 44 Vaughan Mills Rd, Woodbridge be **ADJOURNED** to September 21, 2023, to permit time for Development Planning to conduct site visit to confirm dimensions of cabana and provide photographic evidence to Committee.

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 6:52 p.m., and the next regular meeting will be held on September 21, 2023.

Motion Carried

August 31, 2023 Meeting Minutes were approved at the September 21, 2023 Committee of Adjustment Hearing.

Chair:

Secretary Treasurer: