

	Committee of Adjustment Minutes Hearing Date: April 18, 2019 Location: 2141 Major Mackenzie Drive Committee Room 242/243 Time: 6:00 p.m.
DRAFT	
Committee Member & Staff Attendance	
Committee Members:	Robert Buckler (Chair) Assunta (Sue) Perrella (Vice-Chair) Hao (Charlie) Zheng Stephen Kerwin Adolfo Antinucci
Secretary Treasurer: Assistant Secretary Treasurer: Zoning Staff: Planning Staff:	Christine Vigneault Adriana MacPherson Catherine Saluri Brandon Bell & Margaret Holyday
Members / Staff Absent:	None

Introduction of Addendum Reports

Item #	File #	Address / Applicant	Commentator	Summary
5	B008/19	9370 Bathurst Street, Vaughan (FCHT Holdings (Ontario) Corp.	Neighbour	Letter of Objection (29 Littleriver Court)
10	A011/19	25 Gosling Road, Maple (Kaufmann)	Planning	Additional Planning comments
12	A023/19	39 Valleyview Court, Kleinburg (Lacaria)	Applicant	Application revised to REMOVE variance for increased maximum curb cut. The driveway has been reconfigured to accommodate the location of the septic bed in the front yard (previously located in the rear yard). A revised sketch is attached indicating new location of septic bed and driveway.
12	A023/19	39 Valleyview Court, Kleinburg (Lacaria)	Applicant	Revised Engineering Comments
14	A030/19	14 Gosling Road, Maple (Celetti)	Alectra	Alectra comments (no concerns)
14	A030/19	14 Gosling Road, Maple (Celetti)	York Region	York Region comments (no concerns).
14	A030/19	14 Gosling Road, Maple (Celetti)	Applicant	Supporting Map indicating location of support letters. Also includes additional justification from applicant (email).

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

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 April 4, 2019 Minutes

Required Amendment	Page Number
N/A	N/A

Moved By: H. Zheng
Seconded By: S. Kerwin

THAT the minutes of the Committee of Adjustment Meeting of Thursday, April 4, 2019, be adopted as circulated.

Motion Carried.

Adjournments
None.

Applicant/Public Request:
None.

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:

B008/19

Ward 4
- Applicant:

FCHT Holdings (Ontario) Corporation
- Agent:

Greenpark Group (Lino Pellicano)
- Address:

9370 Bathurst St. Vaughan
- Purpose:

Consent is being requested for an easement over Part 2 on the draft Reference Plan submitted with the application (servient land) for access purposes (vehicular & pedestrian) in favour of Part 1 on the draft Reference Plan submitted with the application (dominant land)

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: Lynne & Andrew Howard Address: 29 Littleriver Court, Maple Nature of Correspondence: Letter of Objection

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

Representation
Lino Pellicano, Greenpark Group

Comments
Lino Pellicano 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: A. Antinucci

THAT Application No. B008/19 on behalf of FCHT Holdings (Ontario) Corporation be **APPROVED**, in accordance with the sketch submitted with the application and subject to the following conditions:

	Department/Agency	Condition
1	Committee of Adjustment Christine Vigneault 905-832-8585 x 8332 christine.vigneault@vaughan.ca	1. That the applicant’s solicitor provides the secretary-treasurer with a copy of the prepared draft transfer document to confirm the legal description and PIN of the subject lands. Subject land applies only to the severed parcel, leased land, easement etc. as conditionally approved by the Committee of Adjustment. 2. That the applicant provides two (2) full size copies of the deposited plan of reference of the entire land which conforms substantially with the application as submitted. 3. Payment of the Certificate Fee as provided on the City of Vaughan’s Committee of Adjustment Fee Schedule.
2	Development Engineering Brad Steeves 905-832-8585 x 8977 brad.steeves@vaughan.ca	1. The Owner shall arrange to prepare and register a reference plan at their expense for the consent of the subject lands showing all existing and proposed easements to the satisfaction of DE. The Owner/applicant shall submit a draft reference plan to the Development Engineering Department for review prior to deposit. DE shall be in receipt of

		<p>the deposited reference plan prior to clearance of said condition.</p> <p>2. That development application DA.17.041 be reviewed and approved by DE.</p> <p>3. Proof of a mutual access and servicing agreements including any easement documents and drawings shall be provided to the satisfaction of DE.</p>
3	<p>Development Finance Nelson Pereira</p> <p>905-832-8585 x 8393 nelson.pereira@vaughan.ca</p>	<p>The owner shall pay all property taxes as levied. Payment is to be made by certified cheque, to the satisfaction of the City of Vaughan Financial Planning and Development Finance Department (contact Nelson Pereira to have this condition cleared).</p>

For the Following Reasons:

1. The proposal conforms to Section 51(24) as required by Section 53(12) of the Planning Act.
2. The proposal conforms to the City of Vaughan Official Plan.
3. The proposal conforms to the Provincial Policy Statements as required by Section 3(1) of the Planning Act.

Motion Carried.

Members Opposed to Motion: N/A

6.

File:

B009/19

Ward 3
- Applicant:

Alectra Utilities Corporation
- Agent:

KLM Planning Partners Inc. (Grant Uyeyama)
- Address:

Cityview Blvd, Woodbridge (Parts 1 & 2 on Draft Reference Plan, Part of Block 60, Registered Plan 65M-3885)
- Purpose:

Consent is being requested to sever a parcel of land for employment purposes approximately 9,064.00 square metres while retaining a parcel of land approximately 9,064.00 square metres.

The land to be severed is described as Part 3, 4, 5, 6 & 7 on the draft Reference Plan submitted with the application.

The land to be retained is described as Part 1 & 2 on the draft Reference Plan submitted with the application.

The severed and retained land will have frontage onto Cityview Boulevard and are currently vacant.

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
Grant Uyeyama, KLM Planning Partners Inc.

Comments
Grant Uyeyama 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: A. Antinucci

THAT Application No. B009/19 on behalf of Alectra Utilities Corporation be **APPROVED**, in accordance with the sketch submitted with the application and subject to the following conditions:

	Department/Agency	Condition
1	<div>Committee of Adjustment Christine Vigneault</div> <div>905-832-8585 x 8332 christine.vigneault@vaughan.ca</div>	<div>1. That the applicant’s solicitor provides the secretary-treasurer with a copy of the prepared draft transfer document to confirm the legal description and PIN of the subject lands. Subject land applies only to the severed parcel, leased land, easement etc. as conditionally approved by the Committee of Adjustment.</div> <div>2. That the applicant provides two (2) full size copies of the deposited plan of reference of the entire land which conforms substantially with the application as submitted.</div> <div>3. That Minor Variance Application(s) A032/19 and A033/19 be approved at the same time as the Consent application and become final and binding.</div> <div>4. That the applicant obtain a municipal address for the subject lands from the GIS Mapping Section of the Development Planning Department and that confirmation of address creation be provided to the Secretary Treasurer.</div>

		5. Payment of the Certificate Fee as provided on the City of Vaughan's Committee of Adjustment Fee Schedule.
2	Building Standards Catherine Saluri 905-832-8585 x catherine.saluri@vaughan.ca	1. That minor variance A032/19 is approved and becomes final and binding. 2. That minor variance A033/19 is approved and becomes final and binding.
3	Development Planning Brandon Bell 905-832-8585 x 8112 Brandon.bell@vaughan.ca	That Minor Variance Applications A032/19 and A033/19 be approved and the decisions be Final and Binding.
4	Development Engineering Brad Steeves 905-832-8585 x 8977 brad.steeves@vaughan.ca	1. The Owner shall arrange to prepare and register a reference plan at their expense for the severance of the subject lands and showing all existing and proposed easements to the satisfaction of DE. The Owner/applicant shall submit a draft reference plan to the Development Engineering Department for review prior to deposit. DE shall be in receipt of the deposited reference plan prior to clearance of said condition. 2. The Owner shall confirm pre-development drainage (existing conditions) to ensure no significant drainage impacts will occur between the retained and severed portions of the subject property following development of either parcel, all to the satisfaction of DE. 3. The Owner shall pay for the required service connections to be completed by the City's service contractor (sanitary, storm and water) for the severed lands to the satisfaction of DE. Please contact Stanislav Tsysar at extension 8774 for details.
5	Development Finance Nelson Pereira 905-832-8585 x 8393 nelson.pereira@vaughan.ca	1. The owner shall pay of a Tree Fee, approved by Council as of the date of granting the consent. Payment is to be made by certified cheque, to the satisfaction of the City of Vaughan Financial Planning and Development Finance Department (contact Nelson Pereira to have this condition cleared). 2. The owner shall pay all property taxes as levied. Payment is to be made by certified cheque, to the satisfaction of the City of Vaughan Financial Planning and Development Finance Department (contact Nelson Pereira to have this condition cleared).

For the Following Reasons:

1. The proposal conforms to Section 51(24) as required by Section 53(12) of the Planning Act.
2. The proposal conforms to the City of Vaughan Official Plan.
3. The proposal conforms to the Provincial Policy Statements as required by Section 3(1) of the Planning Act.

Motion Carried.

Members Opposed to Motion: N/A

7.

File:

A032/19

Ward 3
- Applicant:

Alectra Utilities Corporation
- Agent:

KLM Planning Partners Inc. (Grant Uyeyama)
- Address:

Cityview Blvd, Woodbridge (Parts 1 & 2 on Draft Reference Plan, Part of Block 60, Registered Plan 65M-3885)
- Purpose:

Relief from the by-law is being requested to permit reduced lot frontage on the severed land (described as Parts 3, 4, 5, 6 & 7 on the draft Reference Plan submitted with the application) to facilitate Consent Application B009/19.

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
Grant Uyeyama, KLM Planning Partners Inc.

Comments
Grant Uyeyama 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: A. Antinucci

THAT Application No. A032/19 on behalf of Alectra Utilities Corporation 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	Committee of Adjustment Christine Vigneault 905-832-8585 x 8332 christine.vigneault@vaughan.ca	1. That a Surveyors Certificate or deposited reference plan confirming lot frontage be submitted. 2. That Consent Application B009/19 receive final certification from the Secretary Treasurer and be registered on title. A copy of the registered transfer confirming registration of the Certificate of Official must be provided to the Secretary Treasurer to satisfy this condition.
2	Development Planning Brandon Bell 905-832-8585 x 8112 Brandon.bell@vaughan.ca	That Minor Variance Applications A032/19 and A033/19 be approved and the decisions be Final and Binding.
3	Development Engineering Brad Steeves 905-832-8585 x 8977 brad.steeves@vaughan.ca	Consent application B009/19 shall be approved and engineering conditions cleared.

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

8.

File:

A033/19

Ward 3
- Applicant:

Alectra Utilities Corporation
- Agent:

KLM Planning Partners Inc. (Grant Uyeyama)
- Address:

Cityview Blvd, Woodbridge (Parts 1 & 2 on Draft Reference Plan, Part of Block 60, Registered Plan 65M-3885)
- Purpose:

Relief from the by-law is being requested to permit reduced lot frontage on the retained land (described as Parts 1 & 2 on the draft Reference Plan submitted with the application) to facilitate Consent Application B009/19.

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
Grant Uyeyama, KLM Planning Partners Inc.

Comments
Grant Uyeyama 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: A. Antinucci

THAT Application No. A033/19 on behalf of Alectra Utilities Corporation 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	Committee of Adjustment Christine Vigneault 905-832-8585 x 8332 christine.vigneault@vaughan.ca	1. That a Surveyors Certificate or deposited reference plan confirming lot frontage be submitted. 2. That Consent Application B009/19 receive final certification from the Secretary Treasurer and be registered on title. A copy of the registered transfer confirming registration of the Certificate of Official must be provided to the Secretary Treasurer to satisfy this condition.
2	Development Planning Brandon Bell 905-832-8585 x 8112 Brandon.bell@vaughan.ca	That Minor Variance Applications A032/19 and A033/19 be approved and the decisions be Final and Binding.
3	Development Engineering Brad Steeves 905-832-8585 x 8977 brad.steeves@vaughan.ca	Consent application B009/19 shall be approved and engineering conditions cleared.

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:

A009/19

Ward 1
- Applicant:

Claudia & Tony Santeramo
- Agent:

Anthony Paolini (Anthony Paolini)
- Address:

111 Endless Crcl. Kleinburg
- Purpose:

Relief from the By-Law is being requested to permit the construction of a proposed cabana located in the rear yard and reduced rear yard soft landscaping.

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
Claudia Santeramo

Comments
Claudia Santeramo explained the nature of the application.

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

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

THAT Application No. A009/19 on behalf of Claudia & Tony Santeramo 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	1) The owner/applicant shall provide satisfactory notification to the developer/builder (letter or email) of the minor variance and proposed work to the property in question and provide a copy of the notification to the City's Development Engineering Department as the property is in an unassumed subdivision. 2) 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 approval prior to any 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. 3) The owner/applicant shall apply for a pool permit with the Development Engineering Department. Please visit or contact the Development Engineering's front desk on the 2nd floor of City Hall to apply.

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:

A011/19

Ward 1
- Applicant:

Josef Kaufmann and Anne Elizabeth Kaufmann
- Agent:

None
- Address:

25 Gosling Rd. 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)
Nature of Correspondence: Petition in Support – 27 & 29 Weller Crescent, 28 & 31 Malaren Street, 14, 16, 22, 23, 24 & 28 Gosling Road

Additional Addendum Reports received and provided to the Committee from:
Planning Comments – Received April 17, 2018

Representation
Anne Kaufmann

Comments
Anne Kaufmann explained the nature of the application.

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

Fab Piazza, 23 Gosling Road, appeared in support of the application.

In response to Member Zheng and Member Perrella, Catherine Saluri, Zoning Examiner reviewed zoning provisions pertaining to lofts and advised that the By-law does not define a second storey.

A discussion ensued between the Committee, Zoning staff and the Secretary-Treasurer with respect to the proposal being considered a loft. Ms. Saluri advised that the dwelling appears to exceed the definition of a loft, however the By-law does permit a two storey dwelling.

Member Perrella expressed concerns regarding the proposed lot coverage.

In response to Member Perrella, Ms. Kaufmann reviewed similar approvals at 28 Malaren Road and 29 Goodman Crescent (previous OMB Approval).

Christine Vigneault, Secretary Treasurer reviewed the OMB decision for 28 Goodman Crescent (PL151144) and confirmed that the variances (as revised) approved an increase to the maximum permitted loft area and building height to support the construction of a proposed one-storey with loft (subject to conditions). Ms. Vigneault noted that the application before the Committee appears to have be reviewed as a two storey dwelling despite Planning reference in the Staff Report to a “one-storey with loft”. To obtain clarification, and to determine whether additional variances are required she suggested that the application be adjourned.

Member Perrella noted that the Committee has been consistent with respect to lot coverage approvals for two storey dwellings.

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

THAT Application No. A011/19 on behalf of Josef Kaufmann Anne Elizabeth Kaufmann be **ADJOURNED** to May 30, 2019 in order to determine if additional variances are required to support the proposed bungalow.

Motion Carried.

11.

File:

A017/19

Applicant:

Sanaa Younan

Agent:

Sawa Sawa

Address:

2180 King-Vaughan Rd. Vaughan

Purpose:

Relief from the By-Law is being requested to permit two (2) existing decks constructed 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)
None

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

Representation
Sawa Sawa

Comments
Sawa Sawa explained the nature of the application.

In response to Member Kerwin, Mr. Sawa confirmed location of well and septic system on property.

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

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

THAT Application No. A017/19 on behalf of Sanaa Younan 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

12.

File:

A023/19

Ward 1
- Applicant:

Margaret & Frank Lacaria
- Agent:

Fausto Cortese (Fausto Cortese)
- Address:

39 Valleyview Ct. Kleinburg
- 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)
None

Additional Addendum Reports received and provided to the Committee from:
Revised Application from agent – Received April 17, 2019 and Engineering Comments – April 18, 2019

Representation
Fausto Cortese

Comments
Fausto Cortese explained the nature of the application.

In response to Member Antinucci, Mr. Cortese confirmed the top of bank area and advised that the applicant has been working with the Toronto and Region Conservation Authority for over a year.

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. A023/19 on behalf of Margaret & Frank Lacaria 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 Margaret Olivier 905-832-8585 x 8716 Margaret.olivier@vaughan.ca	1. The owner/applicant shall submit a final grading plan for approval to the Grading Division of the Development Engineering Department located on the 2nd floor of City Hall. Elevations and drainage on the reverse slope driveway are important. 2. The owner/applicant shall apply to the Grading Division of the Development Engineering Department to make arrangements to have the culvert removed. This will be at the home owner's expense.
2	TRCA Polina Bam 416-661-6600 x 5256 nelson.pereira@vaughan.ca	1. That the applicant provides the required fee amount of \$580.00 payable to the Toronto and Region Conservation Authority. 2. That the applicant successfully obtains a permit pursuant to Ontario Regulation 166/06.

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:

A026/19

Applicant:

Maple-Rail Enterprises Ltd

Agent:

Evans Planning (Nicole Sampogna)

Address:

10083 Keele St. Vaughan

Purpose:

Relief from the by-law is being requested to permit the accessory sale of goods (described as candy, gum, chocolate, water etc.) within in the existing pharmacy located in Unit #2.
- Ward 4

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
Nicole Sampogna, Evans Planning

Comments
Nicole Sampogna explained the nature of the application.

In response to Member Antinucci, Ms. Sampogna confirmed that the owner is currently selling goods in a limited area of the pharmacy.

Member Antinucci reviewed the previous approvals provided in the Staff Report.

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

Heather Archeski, 14 Railway Street, expressed concerns with respect to traffic, noise and large delivery trucks utilizing the plaza.

Moved By: S. Kerwin
Seconded By: H. Zheng

THAT Application No. A026/19 on behalf of Maple-Rail Enterprises Ltd 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

14.

File:

A030/19

Applicant:

Antonio and Giuseppina Celetti

Agent:

TJ Cieciura

Address:

14 Gosling Rd. Maple

Purpose:

Relief from By-Law is being requested to permit the existing shed 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)
Nature of Correspondence: Petitions in Support - 71 & 73 Netherford Road, 20 Gosling Road, Anthony Vecchiato (no address)

Additional Addendum Reports received and provided to the Committee from:
Powerstream Comments – Received April 16, 2019
York Region Comments – Received April 17, 2019

Representation
TJ Cieciura

Comments
TJ Cieciura explained the nature of the application.

In response to Member Antinucci, Mr. Cieciura explained the history of the site and advised that he was unsure how the order to comply was initiated.

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. A030/19 on behalf of Antonio and Giuseppina Celetti be **APPROVED**, in accordance with the sketch submitted with the application (as required by Ontario Regulation 200/96) and subject to the following conditions:

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:

A034/19

Ward 4
- Applicant:

1261322 Ontario Inc (Enesto Cascone)
- Agent:

Koala Kidz Indoor Playground (Nishee K. Jain)
- Address:

960 Edgeley Blvd. Concord
- Purpose:

Relief from the By-law is being requested to permit an accessory place of amusement (arcade) within the existing heath centre (indoor playground), located in Unit #2, which also includes a day nursery as approved by Minor Variance Application (A023/17)

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

Nishee Jain, Koala Kidz Indoor Playground

Comments

Nishee Jain 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: H. Zheng

THAT Application No. A034/19 on behalf of 1261322 Ontario Inc (Enesto Cascone) 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 Planning Christopher Cosentino 905-832-8585 x 8215 christopher.cosentino@vaughan.ca	That a copy of the Building Permit drawings be provided to the Development Planning Department, which verify that the accessory use does not exceed 46 m2.

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

16.	File:	A035/19	Ward 4
	Applicant:	Frank and Esther Lovrin	
	Agent:	None	
	Address:	38 Woodchuck Ct. Thornhill	
	Purpose:	Relief from the By-Law is being requested to permit the construction of a proposed cabana located in the rear yard.	

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)
Nature of Correspondence: Petition in Support – 27, 31 & 33 Ironbark Court, 26, 34 & 42 Woodchuck Court

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

Representation
Frank Lovrin

Comments
Frank Lovrin explained the nature of the application.

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

In response to Member Antinucci, Mr. Lovrin advised that the applicant would be agreeable to increase the rear yard setback from 0.60 metres to 1.0 metres.

Christine Vigneault, Secretary Treasurer, requested that Mr. Lovrin provide an updated sketch to reflect the change to 1.0 metres.

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

THAT Application No. A035/19 on behalf of Frank and Esther Lovrin be **APPROVED as AMENDED**, in accordance with the revised 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

17.

File:

A037/19

Applicant:

Willowgate Holdings Limited (Michael Guglietti)

Agent:

Charles Vallance

Address:

9796 Keele St. Vaughan

Purpose:

Relief from the by-law is being requested to permit a temporary sales office to be located further than 100 metres from the lands to be developed.

Ward 1
- The lands to be developed are located at 9560-9570 Keele Street and are subject to Site Plan Application DA.16.166.

The existing dwelling located on the subject lands is to be used as the temporary sales office.

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
Charles Vallance

Comments
Charles Vallance explained the nature of the application and advised that there was a typo in the Staff Report with respect to the name of the applicant which should be “Willowgate” not Willowdale.

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

Member Perrella recommended that approval be limited to two (2) years given the temporary use of the structure.

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

THAT Application No. A037/19 on behalf of Willowdale Holdings Limited (Michael Guglietti) 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 Planning Christopher Cosentino 905-832-8585 x 8215 christopher.cosentino@vaughan.ca	That the Owner shall obtain a Heritage Permit, if required, to the satisfaction of the Development Planning Department.
2	TRCA Anthony Syhlonyk 416-661-6600 x 5272 asyhlonyk@trca.on.ca	That the applicant provides the required \$1100.00 review fee for Minor Variance Application A037/19.
3	Committee of Adjustment	Minor Variance Application A037/19 shall only be valid for two (2) years from the date of the decision.

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

Other Business

None

Motion to Adjourn

Moved By: A. Perrella

Seconded By: H. Zheng

THAT the meeting of Committee of Adjustment be adjourned at 6:56 p.m., and the next regular meeting will be held on May 2, 2019.

Motion Carried.

April 18, 2019 Meeting Minutes are to be approved at the May 2, 2019 meeting:

Chair

Secretary-Treasurer