

	<p align="center">Committee of Adjustment Minutes</p> <p>Hearing Date: September 21, 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>Stephen Kerwin (Chair) Brandon Bell Jordan Kalpin Mark Milunsky</p>
<p>Secretary Treasurer: Administrative Coordinator in Attendance:</p>	<p>Christine Vigneault Lenore Providence</p>
<p>Zoning Staff in Attendance: Planning Staff in Attendance: Planning Staff in Attendance:</p>	<p>Catherine Saluri Joshua Cipolletta Nicholas Del Prete</p>
<p>Members / Staff Absent:</p>	<p>Assunta (Sue) Perrella (Chair)</p>

Disclosure of Pecuniary Interest

Member	Item # / File	Nature of Interest
N/A		

Adoption of August 31, 2023, Minutes

Required Amendment	Page Number
N/A	N/A

Moved By: Mark Milunsky
Seconded By: Jordan Kalpin

THAT the minutes of the Committee of Adjustment Meeting of August 31, 2023, be adopted as circulated.

Motion Carried.

Adjournments:

Item	File No.	Adjournment Information
6.1	A018/23	15 Lady Bianca Court, Maple *Adjourned to November 16, 2023, or sooner, Committee of Adjustment hearing to permit time for staff to review revised submission.
6.10	A130/23	7420 Bathurst Street Bldg A, Vaughan *Adjourned to October 19, 2023 Committee of Adjustment hearing ot permit time to accommodate statutory public notice requirements (sign)

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
6.4	A094/23	149 Arnold Avenue, Thornhill
6.6	A113/23	133 Donhill Crescent, Kleinburg
6.7	A115/23	44 Vaughan Mills Road, Woodbridge
6.13	A282/22	293 Castlehill Road, Maple

Approval of Items Not Requiring Separate Discussion

Item:	File No:	Property
6.2	A077/23	119 Andrew Hill Drive, Woodbridge
6.3	A080/23	184 Cabinet Crescent, Woodbridge
6.5	A098/23	35 Autumn Wind Court, Kleinburg
6.8	A124/23	58 Ed Quigg Way, Woodbridge
6.9	A127/23	19 Morning Sparrow Drive, Kleinburg
6.11	A225/22	110 Rushworth Crescent, Kleinburg
6.12	A257/22	10 Springrain Court, Kleinburg

Moved By: Member Jordan Kalpin
 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: 6.4	FILE NO.: A094/23 PROPERTY: 149 ARNOLD AVENUE, THORNHILL
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Adjournment History: None

Applicant: A094/23

Agent: INOVA design inc (Frank Falcone)

Purpose: Relief from the Zoning By-law is being requested to permit a proposed dwelling.
***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: Building Standards Nature of Correspondence: Revised Comments Date Received: 09/20/2023	
Department: TRCA Nature of Correspondence: Revised Comments Date Received: 09/21/2023	

Applicant Representation at Hearing:
Paul Demczak

Persons Before the Committee:
The following persons appeared before the Committee of Adjustment in connection with Minor Variance Application A094/23:

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.
Paul Demczak	Applicant Representation		Summary of Application Addressed Development Planning comments and provided justification for variances.

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

Moved By: Mark Milunsky
 Seconded By: Jordan Kalpin

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. A094/23 for 149 Arnold Avenue, Thornhill be **APPROVED**, in accordance with the drawings and plans submitted with the application and subject to the following conditions:

#	DEPARTMENT / AGENCY	CONDITION(S) DESCRIPTION
<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	<p>Development Engineering Rex.bondad@vaughan.ca</p>	<p>The Owner/Applicant shall submit the final Lot Grading and/or Servicing Plan to the Development Inspection and Lot Grading Division within the City's Development Engineering Department prior to commencing any activities on the property. To acquire the necessary Lot Grading and/or Servicing Permit, kindly refer to the Grading Permit page on the official website of the City of Vaughan. Should you have any inquiries regarding the Grading Permit, please feel free to reach out to the Development Engineering Department via email at DEPermits@vaughan.ca.</p>
2	<p>Kristen Regier Kristen.regier@vaughan.ca</p>	<ol style="list-style-type: none"> 1. That the applicant provides the required fee amount of \$950.00 payable to the Toronto and Region Conservation Authority. 2. That the applicant obtains a permit for the proposed works pursuant to Ontario Regulation 166/06.

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: A. Perrella

ITEM: 6.6	FILE NO.: A113/23 PROPERTY: 133 DONHILL CRESCENT, KLEINBURG
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Adjournment History: None

Applicant: Sabrina Gallo

Agent: Ian Robertson Design (Michael Fraser)

Purpose: Relief from the Zoning By-law is being requested to permit a proposed dwelling, including covered porch, a retaining wall, swimming pool and related pool equipment.
***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	Daniela & Stefano Coppola	35 Donhill Crescent	09/19/2023	Letter of Objection
Public	Ann Cozzi	139 Donhill Crescent	09/14/2023	Letter of Objection
Public	Ann Cozzi	139 Donhill Crescent	09/19/2023	Letter of Objection

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

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

Applicant Representation at Hearing:
 Ian Robertson

Persons Before the Committee:
 The following persons appeared before the Committee of Adjustment in connection with Minor Variance Application A113/23:

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.
Ian Robertson	Applicant Representation		Summary of Application Address public comments
Ann Cozzi	Public	139 Donhill Crescent	Opposed to Application Concerns Raised: <ul style="list-style-type: none"> ▪ Size of Dwelling ▪ Change in grade (her bungalow at lower elevation) ▪ Shadowing ▪ Requested reduction to height, shadow study. ▪ Requested more time to review shadow study. ▪ Petition signed by residents not at hearing. ▪ Requested site inspection

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

Moved By: Jordan Kalpin
 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. A113/23 for 133 Donhill Crescent, Kleinburg 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 Engineering Rex.bondad@vaughan.ca	The Owner/Applicant shall submit the final Lot Grading and/or Servicing Plan to the Development Inspection and Lot Grading Division within the City's Development Engineering Department before initiating any work on the property. To apply for a Grading Permit, please visit the Permit page on the City of Vaughan website. For any inquiries regarding the Grading Permit, please feel free to contact the Development Engineering Department via email at DEPermits@vaughan.ca .
2	Development Planning Joshua.cipolletta@vaughan.ca	That Consent Letters from the two neighbouring properties containing trees that will be impacted by the proposed construction, be provided to the satisfaction of the Development Planning Department.
3	Forestry Zachary.quizzetti@vaughan.ca	Applicant/owner shall obtain a “Private Property Tree Removal & Protection” permit through the forestry division prior to any construction works on the subject property. :

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: Assunta Perrella

ITEM: 6.7	FILE NO.: A115/23 PROPERTY: 44 VAUGHAN MILLS ROAD, WOODBRIDGE
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Adjournment History: August 31, 2023

Applicant: Parminder Rai

Agent: Empire Design Company (Peter Vozikas)

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	Paramraj Gill	64 Vaughan Mills Road	08/23/2023	Letter of Support
Public	Rajwinder Rai & Parmjit Rai	40 Vaughan Mills Road	08/23/2023 08/28/2023	Letter of Support
Public	Kamran Basiri	48 Vaughan Mills Road	08/28/2023 08/30/2023 09/20/2023	Letter of Objection

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

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

Applicant Representation at Hearing:

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 Parminder Rai	Applicant Representation		Summary of Application Address public comments
Kamran Basiri	Public	48 Vaughan Mills Road	Opposed to Application Concerns Raised: <ul style="list-style-type: none"> ▪ Loss of view ▪ Loss of sunlight ▪ Cabana to be used for storage ▪ Loss of property values ▪ Precedence ▪ Applicant ability to move cabana to another location on the property. ▪ Opinion the variance not minor

The following points of clarification were requested by the Committee:

Committee Member	Addressed to:	Point of Clarification/Comments:
Brandon Bell	Public	Clarified that by-law matters regarding property standards are dealt with through the City's By-law department. He provided examples of similar approval made and noted that staff support the application.
Mark Milunsky	Public	Commented that trees may be planted to reduce impact.

Moved By: Brandon Bell

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. A115/23 for 44 Vaughan Mills Road, 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	TRCA Kristen.Regier@trca.ca	That the applicant provides the required fee amount of \$660.00 payable to the Toronto and Region Conservation Authority.

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: Assunta Perrella

ITEM: 6.13	FILE NO.: A282/22 PROPERTY: 293 CASTLEHILL ROAD, MAPLE
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Adjournment History: August 31, 2023

Applicant: Claudio Schioppo & Marisa Schioppo

Agent: None

Purpose: Relief from the Zoning By-law is being requested to permit an existing shed, canopy and decorative roof located over back yard gate.

***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	See Petition	See Petition	09/11/2023	Petition in Support of Application

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:
Claudio & Marisa Schioppo

Persons Before the Committee:

The following persons appeared before the Committee of Adjustment in connection with Minor Variance Application A282/22:

Name	Position/Title	Address (Public)	Nature of Submission
Christine Vigneault	Secretary Treasurer		Secretary Treasurer reviewed the proposal, confirmed public written submissions/deputations and recommended conditions of approval.
Claudio & Marisa Schioppo	Applicant Representation		Summary of Application Address Planning comments

The following points of clarification were requested by the Committee:

Committee Member	Addressed to:	Point of Clarification:
Jordan Kalpin	Applicant Representation	Requested additional photos and details on the as-built structures.
Brandon Bell	Planning	Requested additional pictures of street line to determine impact.

Moved By: Mark Milunsky
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. A282/22 for 293 Castlehill Road, Maple be **ADJOURNED to the October 19, 2023**, Committee of Adjustment hearing to permit time for applicant to make revisions to the application and submit additional photos to the Committee.

Motion Carried

Members Opposed: None
Members Absent from Hearing: Assunta Perrella

Other Business

None

Motion to Adjourn

Moved By: Jordan Kalpin

Seconded By: Mark Milunsky

THAT the meeting of Committee of Adjustment be adjourned at 7:15 p.m., and the next regular meeting will be held on October 19, 2023.

Motion Carried

September 21, 2023, Meeting Minutes were approved at the October 19, 2023 Committee of Adjustment Hearing.

Chair:

Secretary Treasurer: