

	<p align="center">Committee of Adjustment Minutes</p> <p>Hearing Date: Dec 7, 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: Zoning Staff in Attendance:: Planning Staff in Attendance::</p>	<p>Christine Vigneault Prabhdeep Kaur Faegheh Gholami Michelle Perrone</p>
<p>Members / Staff Absent:</p>	<p>None</p>

Disclosure of Pecuniary Interest

Member	Item # / File	Nature of Interest

Adoption of November 16, 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 November 16, 2023, be adopted as circulated.

Motion Carried.

Adjournments:

Item	File No.	Adjournment Information
6.7	A164/23	3 Redelmeier Court, Maple *Adjourned to February 22, 2024 to accommodate applicant schedule

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	A018/23	15 Lady Bianca Court, Maple
6.3	A128/23	56 Edilcan Drive, Concord
6.4	A136/23	69 Kingly Crest Way, Woodbridge
6.9	A172/23	232 Treelawn Boulevard, Kleinburg
6.11	B019/23	236 Wallace Street, Woodbridge

Approval of Items Not Requiring Separate Discussion

Item:	File No:	Property
6.2	A108/23	62 Lancer Drive, Maple
6.5	A141/23	57 Amelynn Crescent, Woodbridge
6.6	A153/23	41 Whitefaulds Road, Maple
6.8	A167/23	2920 Hwy 7 Bldg 5, Vaughan
6.10	A176/23	39 Davos Road, Townhouse 8, Woodbridge

Moved By: Member Brandon Bell
 Seconded By: Member Steve Kerwin

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.: A018/23 PROPERTY: 15 LADY BIANCA COURT, MAPLE
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Adjournment History: September 21, 2023

Applicant: Kevin Kliaman

Agent: Anna Boyko and Alexei Sitenko

Purpose: Relief from the Zoning By-law is being requested to permit a swimming pool, uncovered platform (deck), including access stairs, hot tub roof structure and prefabricated sauna. Relief from the Zoning By-law is being requested to permit a swimming pool, uncovered platform (deck), including access stairs, hot tub roof structure and prefabricated sauna.

***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	Eric Levin	11 Lady Bianca Court	02/12/2023	Letter confirming no flooding in back yard.

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:

Alexandra Smith (Remote)

Persons Before the Committee:

The following persons appeared before the Committee of Adjustment in connection with Minor Variance Application A018/23:

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.
Alexandra Smith	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/Comments:
Assunta Perrella	Applicant Representation	Requested clarification on whether the applicant met with City staff.
Jordan Kalpin	Planning	Requested clarification on the EPORM Protection Zone and how development to the east impacts' property.
Assunta Perrella	Applicant Representation	Expressed concerns regarding soft landscaping/installed artificial turf.
Brandon Bell	Planning	Requested clarification on whether the EPORM Zone is still relevant and whether buffer meant to protect lands that have now been developed.
Assunta Perrella	Applicant Representation	Opined that the variances are not minor.

Moved By: Brandon Bell
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. A018/23 for 15 Lady Bianca Court, Maple be **ADJOURNED SINE DIE**, to permit time for applicant time to consult with Planning regarding comments provided and to permit time for Development Planning to provide Committee with the status of the EP ORM Zone abutting the subject lands.

Motion Carried

Members Opposed: None
Members Absent from Hearing: None

ITEM: 6.3	FILE NO.: A128/23 PROPERTY: 56 EDILCAN DRIVE, CONCORD
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Adjournment History: N/A

Applicant: Matthew Ciancio

Agent: Luke Rivet, David Colussi

Purpose: Relief from the Zoning By-law is being requested to permit proposed second floor addition over an existing warehouse to accommodate the storage/warehousing. The proposed addition will require variances to reduce parking space requirements onsite. Relief from the Zoning By-law is being requested to permit proposed second floor addition over an existing warehouse to accommodate the storage/warehousing. The proposed addition will require variances to reduce parking space requirements onsite.

***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	Bruno Serrani	N/A	12/04/2023	Letter concerning lack of available parking spaces.

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:

David Colussi (Remote)

Persons Before the Committee:

The following persons appeared before the Committee of Adjustment in connection with Minor Variance Application A128/23:

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.
David Colussi	Applicant Representation		Summary of Application Addressed Letter of Concern

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

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. A128/23 for 56 Edilcan Drive, Concord be **APPROVED**, in accordance with the drawings and plans submitted with the application.

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: 6.4	FILE NO.: A136/23 PROPERTY: 69 KINGLY CREST WAY, WOODBRIDGE
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Adjournment History: None

Applicant: Luigi & Consolata Maffeo

Agent: None

Purpose: Relief from the Zoning By-law is being requested to permit a covered shed, including roof overhang. Relief from the Zoning By-law is being requested to permit a covered shed, including roof overhang.

***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	Rose Vella	73 Kingly Crest Way	09/22/2023	No flooding or drainage issues
Public	Frank Paguapas	10 Royal Pine Avenue	09/22/2023	No flooding or drainage issues

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 (Zoning) Nature of Correspondence: Updated Zoning Comments Date Received: 12/05/2023

Applicant Representation at Hearing:

Lou & Connie Maffeo (In-Person)

Persons Before the Committee:

The following persons appeared before the Committee of Adjustment in connection with Minor Variance Application A136/23:

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. In response to applicant, requested that Building Standards confirm how to measure height from grade.
Lou & Connie Maffeo	Applicant Representation		Summary of Application Addressed comments received from Development Planning. Advised that height of shed roof/overhang is not 2.8 metres.

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. A136/23 for 69 Kingly Crest Way, Woodbridge be **ADJOURNED to February 22, 2024, or sooner**, to permit time for the applicant to submit revised elevation plan and subsequent staff review.

Motion Carried

Members Opposed: None

Members Absent from Hearing: None

ITEM: 6.9	FILE NO.: A172/23 PROPERTY: 232 TREELAWN BOULEVARD, KLEINBURG
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Adjournment History: None

Applicant: Jenny and Rob Kozmevski

Agent: Fausto Cortese Architects Inc.

Purpose: Relief from the Zoning By-law is being requested to permit a proposed cabana, the location of ground mounted pool equipment and reduced landscaping requirements in the rear yard. Relief from the Zoning By-law is being requested to permit a proposed cabana, the location of ground mounted 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
Public	Maria Simonetta	238 Treelawn Blvd	12/04/2023	Letter of Support
Public	Paul Fallone	8 Granary Road	12/04/2023	Letter of Support
Public	Marco Noveni	14 Granary Road	12/04/2023	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:
Fausto Cortese (Remote)

Persons Before the Committee:
The following persons appeared before the Committee of Adjustment in connection with Minor Variance Application A172/23:

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.
Fausto Cortese	Applicant Representation		Summary of Application Requested that the following Development Planning condition not be imposed as the neighbour does not feel tree planting beneficial: 1. That the final Landscape Plan, indicating the location of plantings to screen the cabana, be approved to the satisfaction of the Development Planning Department.

The following points of clarification were requested by the Committee:

Committee Member	Addressed to:	Point of Clarification:
Assunta Perrella	Planning	Requested clarification on whether Development Planning staff were agreeable to remove condition #1 with respect to tree planting.

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. A172/23 for 232 Treelawn Boulevard, 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 an application and obtain an approved Grading Permit before initiating any work on the property. The Final Lot Grading and/or Servicing Plan will be required for the Grading Permit Application. Please visit the Permits page of the City of Vaughan’s website: Permits City of Vaughan to apply for a Grading Permit. For any inquiries regarding the Grading Permit, please email DEPermits@vaughan.ca
2	Parks, Forestry and Horticulture Operations zachary.quizzetti@vaughan.ca	<ol style="list-style-type: none"> 1. Applicant/owner shall supply an arborist report to the satisfaction of the forestry division. 2. Applicant/owner shall obtain a “Private Property Tree Removal & Protection” permit through the forestry division prior to any construction works on the subject property.
3.	Development Planning Nicholas.delprete@vaughan.ca	<ol style="list-style-type: none"> 2. That the final Landscape Plan, indicating the location of plantings to screen the cabana, be approved to the satisfaction of the Development Planning Department. 3. That the final Arborist Report 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 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: 6.11	FILE NO.: B019/23 PROPERTY: 236 WALLACE STREET, WOODBRIDGE
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Adjournment History: None

Applicant: Muhammad Watto

Agent: None

Purpose: Consent is being requested to sever a parcel of land for residential purposes, approximately 3,871.00 square metres, as a lot addition, to be merged on title with the abutting lands to the east, municipally known as 224 Wallace Street. The retained lands have frontage along Wallace Street and are approximately 33,410.00 square metres.

Public Correspondence				
*Public correspondence received and considered by the Committee				
Correspondence Type	Name	Address	Date Received (mm/dd/yyyy)	Summary
Public	Kayla & Adam Michaelsen	218 Wallace Street	12/04/2023	Letter of opposition

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: Environmental Services (Emilie Alderman)				
Nature of Correspondence: Comments to Committee clarifying position of staff				
Date Received: 12/07/2023				

Applicant Representation at Hearing:
Muhammad Watto (Remote)

Persons Before the Committee:
The following persons appeared before the Committee of Adjustment in connection with Minor Variance Application B019/23:

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.
Muhammad Watto	Applicant Representation		Summary of Application Addressed comments from the TRCA, Development Planning and Environmental Services.
Shelagh Dobbin	Public	212 Wallace Street	Opposed to Application Concerns Raised: <ul style="list-style-type: none"> ▪ Construction activities at 236 Wallace Street and impact on neighbourhood ▪ Traffic ▪ Garbage in area

The following points of clarification were requested by the Committee:

Committee Member	Addressed to:	Point of Clarification:
Assunta Perrella	Planning	Requested clarification on the planning rationale for the adjournment.

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. B019/23 for 236 Wallace Street, Woodbridge be **ADJOURNED SINE DIE**, to permit time for the applicant to address review comments provided by Development Planning & TRCA and subsequent pending review of potential revised submission materials.

Motion Carried

Members Opposed: None
Members Absent from Hearing: None

Other Business

None

Motion to Adjourn

Moved By: Steve Kerwin

Seconded By: Mark Milunsky

THAT the meeting of Committee of Adjustment be adjourned at 7:36 p.m., and the next regular meeting will be held on January 11, 2024.

Motion Carried

December 7, 2023 Meeting Minutes were approved at the January 11, 2024 Committee of Adjustment Hearing.

Chair:

Secretary Treasurer: