

	<p align="center"><b>Committee of Adjustment Minutes</b></p> <p>Hearing Date: September 30, 2021</p>
<p align="center"><b>DRAFT</b></p>	<p><b>As a result of COVID-19, Vaughan City Hall and all other City facilities are closed to the public at this time.</b></p> <p>A live stream of the meeting was provided at <a href="http://Vaughan.ca/LiveCouncil">Vaughan.ca/LiveCouncil</a></p> <p>Time: 6:00 p.m.</p>
<p align="center"><b>Committee Member &amp; Staff Attendance</b></p>	
<p>Committee Members:</p>	<p>Assunta (Sue) Perrella (Chair)  Stephen Kerwin (Vice-Chair)  Adolfo Antinucci  Robert Buckler  Hao (Charlie) Zheng</p>
<p>Secretary Treasurer:  Administrative Coordinator – CofA  Administrative Coordinator – CofA  Administrative Coordinator – CofA  Zoning Staff:  Planning Staff:</p>	<p>Christine Vigneault  Lenore Providence  Pravina Attwala  Adriana MacPherson  Lindsay Haviland  Roberto Simbana</p>
<p>Members / Staff Absent:</p>	<p>None</p>

**Disclosure of Pecuniary Interest**

Member	Nature of Interest
R. Buckler	<p>B015/21, A186/21 &amp; A187/21 (8481 Hwy 7): Shareholder Suncor Energy Ltd.</p> <p>A156/21 (49 Michael Court): Applicant known to member.</p>

**Adoption of September 9, 2021 Minutes**

Required Amendment	Page Number
N/A	N/A

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

THAT the minutes of the Committee of Adjustment Meeting of Thursday, September 9, 2021, be adopted as circulated.

**Motion Carried.**

**Adjournments**

That the following adjournments be approved as requested:

Item Number	Application Number/Address	Adjournment Date	Reason for Adjournment
12	A167/21 (35 Goodman Crescent)	October 28, 2021	To permit time for staff to review the revised proposal.

**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.

1. **File:** B013/21 **Ward 2**  
**Applicant:** Maria Vono  
**Agent:** None  
**Address:** 36 Hurricane Avenue, Woodbridge  
**Purpose:** Consent is being requested to sever a parcel of land for residential purposes, approximately 891.64 square metres, as a lot addition, to be merged on title with the abutting lands to the west (municipally known as 42 Hurricane Avenue).  
 The retained parcel of land is approximately 971.71 square metres and has frontage onto Hurricane Avenue. The existing dwelling on the retained land is to remain.

<b>Public Written Submissions</b>
* 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**  
 Sebastiano Vono

**Comments**

In response to Chair Perrella, Christine Vigneault, Secretary Treasurer, reviewed the proposal, confirmed public written submissions/deputations and recommended conditions of approval.

Sebastiano Vono explained the nature of the application.

In response to Member Buckler, Mr. Vono explained the rationale for the severance and advised that the proposed lot addition is to accommodate future development at 42 Hurricane Avenue.

Chair Perrella asked if anyone present wished to comment on this application. There was no response.

Moved By: S. Kerwin  
 Seconded By: H Zheng

THAT Application No. B013/21 on behalf of Maria Vono be **APPROVED**, in accordance with the sketch submitted with the application and subject to the following conditions:

	<b>Department/Agency</b>	<b>Condition</b>
1	Committee of Adjustment Christine Vigneault  905-832-8585 x 8332 <a href="mailto:christine.vigneault@vaugan.ca">christine.vigneault@vaugan.ca</a>	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 <b>only</b> 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. That the severed parcel be merged on title with the abutting land to the west, municipally known as 42 Hurricane Avenue and that the applicant's solicitor provides an undertaking in writing that this condition will be fulfilled (please obtain

	<b>Department/Agency</b>	<b>Condition</b>
		<p>standard undertaking form from Committee of Adjustment staff). Please note that Subsection 50 (3) or (5) of the Planning Act, R.S.O, 1990, as amended, applies to any subsequent conveyance of or transaction involving the parcel of land that is subject of this consent.</p> <p>4. Payment of the Certificate Fee as provided on the City of Vaughan's Committee of Adjustment Fee Schedule.</p>
2	<p>Development Planning Michael Torres</p> <p>905-832-8585 x 8933 <a href="mailto:Michael.Torres@vaughan.ca">Michael.Torres@vaughan.ca</a></p>	<p>The Owner of the land shall make an Application to Annex Restrictive Covenants S118 of the <i>Land Titles Act</i> for the registration of a restriction that no Transfer or Charge of the lands described as Lot 3, Registered Plan 4735 and Lot 4, Registered Plan 4735 (collectively, the "Restricted Lands") shall be registered unless such Transfer or Charge includes all of the Restricted Lands, and if such Transfer or Charge is registered against title to part of the Restricted Lands then the written consent from the Corporation of the City of Vaughan is required, which consent may be arbitrarily withheld.</p>
3	<p>Development Engineering Farzana Khan</p> <p>905-832-8585 x 3608 <a href="mailto:Farzana.Khan@Vaughan.ca">Farzana.Khan@Vaughan.ca</a></p>	<p>1. The Owner/applicant shall arrange to prepare and register a reference plan at their expense for the conveyance 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.</p> <p>2. The owner/ applicant shall remove the green house and the vinyl shed from the rear yard easement area and provide Development Engineering with proof (pictures) that no structures are remained in the easement.</p>
4	<p>Development Finance Nelson Pereira</p> <p>905-832-8585 x 8393 <a href="mailto:nelson.pereira@vaughan.ca">nelson.pereira@vaughan.ca</a></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:** 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.

- 2. File:** B015/21 **Ward 2**
- Applicant:** Suncor Energy Inc.
- Agent:** Adam Grossi
- Address:** 8480 Hwy 27, Vaughan
- Purpose:** Consent is being requested to sever a parcel of land, with frontage onto Highway 27, for commercial purposes, approximately 3385.00 square metres, described as Parts 1, 13 & 14 on Plan 65R-38285 together with reciprocal access and servicing easements over both the severed and retained land (easements further described below). The retained land will have frontage onto Highway 27 and is approximately 7686.00 square metres, described as Parts 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 & 12 on Plan 65R-38285.
- Dominant Land: Severed Parcel (Reserving)
- The easement for servicing (storm, watermain and sanitary) over the retained parcel (servient land), in favour of the severed land (dominant land) is described as Parts 3, 5, 6, 7, 9 and 11 on Plan 65R-38285.
- The easement for access (vehicular and pedestrian) over the retained parcel (servient land), in favour of the severed land (dominant land) is described as Parts 2, 4, 8, 10 and 12 on Plan 65R-38285.
- Dominant Land: Retained Parcel (Together With)
- The easement for servicing (storm service) over the severed parcel (servient land), in favour of the retained land (dominant land) is described as Parts 14 on Plan 65R-38285.
- The easement for access (vehicular and pedestrian) over the severed parcel (servient land), in favour of the retained land (dominant land) is described as Parts 1 and 13 on Plan 65R-38285.

<b>Public Written Submissions</b>
* 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**  
Adam Grossi

**Comments**

Member Buckler declared a conflict on the application, noting that he was a shareholder of Suncor Energy Inc.

In response to Chair Perrella, Christine Vigneault, Secretary Treasurer, reviewed the proposal, confirmed public written submissions/deputations and recommended conditions of approval.

Adam Grossi explained the nature of the application and advised that previous approvals for the easements (B016/18, A152/18, A154/18) lapsed. He noted that the site plan approval for development on the severed land will be completed once the consent approval is finalized. He advised that conditions from York Region regarding road widening had been waived through the related site plan approval process, however the Region did not have an opportunity to revise their comments to reflect this. He requested that ‘if required’ be added to York Region conditions to permit applicant time to confirm after approval.

In response to Member Antinucci, Mr. Grossi reviewed parking requirements onsite and related parking study. He noted that the parking study was accepted by staff and that spaces provided are sufficient.

Chair Perrella 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. B015/21 on behalf of Suncor Energy Inc. be **APPROVED**, in accordance with the sketch submitted with the application and subject to the following conditions:

	<b>Department/Agency</b>	<b>Condition</b>
1	<p>Committee of Adjustment Christine Vigneault</p> <p>905-832-8585 x 8332 <a href="mailto:christine.vigneault@vaughan.ca">christine.vigneault@vaughan.ca</a></p>	<ol style="list-style-type: none"> <li>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 <b>only</b> to the severed parcel, leased land, easement etc. as conditionally approved by the Committee of Adjustment.</li> <li>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.</li> <li>3. That Minor Variance Application(s) A186/21 and A187/21 is approved at the same time as the Consent application and becomes final and binding.</li> <li>4. Payment of the Certificate Fee as provided on the City of Vaughan's Committee of Adjustment Fee Schedule.</li> </ol>
2	<p>Building Standards Catherine Saluri</p> <p>905-832-8585 x <a href="mailto:catherine.saluri@vaughan.ca">catherine.saluri@vaughan.ca</a></p>	That minor variance files A186/21 and A187/21 are approved and become final and binding.
3	<p>Development Planning Michael Torres</p> <p>905-832-8585 x 8933 <a href="mailto:Michael.Torres@vaughan.ca">Michael.Torres@vaughan.ca</a></p>	That Minor Variance Applications A186/21 and A187/21 be approved, and the decisions be Final and Binding.
4	<p>Real Estate Franca Mazzanti</p> <p>905-832-8585 x 8474 <a href="mailto:franca.mazzanti@vaughan.ca">franca.mazzanti@vaughan.ca</a></p>	The applicant shall provide the City with an appraisal report and valuation of the subject land (land only) to be prepared by an accredited appraiser. Payment of a Parkland levy to the City in lieu of the deeding of land for park purposes shall be made if a new lot is being created. Said levy is to be 2% of the appraised market value of the subject land as of the date of the Committee of Adjustment giving notice to the Applicant of the herein decision. Said levy shall be approved by the Senior Manager of Real Estate. Payment shall be made by certified cheque only.
5	<p>Development Engineering Farzana Khan</p> <p>905-832-8585 x 3608 <a href="mailto:Farzana.Khan@Vaughan.ca">Farzana.Khan@Vaughan.ca</a></p>	The Owner/applicant shall provide proof of an agreement or easement documents between the property owners of the severed and retained lands including sufficient language to clearly describe the nature of the shared servicing & access easements in favor of the retained lands, all to the satisfaction of Development Engineering.
6	<p>Development Finance Nelson Pereira</p> <p>905-832-8585 x 8393 <a href="mailto:nelson.pereira@vaughan.ca">nelson.pereira@vaughan.ca</a></p>	<ol style="list-style-type: none"> <li>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).</li> <li>2. The owner shall pay all property taxes as levied. Payment is to be made by certified cheque, to the</li> </ol>

	Department/Agency	Condition
		satisfaction of the City of Vaughan Financial Planning and Development Finance Department (contact Nelson Pereira to have this condition cleared).
7	<p>York Region Gabrielle Hurst</p> <p>(905) 830-4444 ext 71538 <a href="mailto:Gabrielle.Hurst@york.ca">Gabrielle.Hurst@york.ca</a></p>	<ol style="list-style-type: none"> <li>1. No additional access to the severed parcel of land shall be provided onto a Regional Road. This new property shall share the existing right in-right out only access with retained lands onto Highway 27, if required.</li> <li>2. Prior to final approval, the Owner shall Provide a basic 43 metre right-of-way along Highway 27. As such, all municipal setbacks shall be referenced from a point 21.5 metres from the centerline of construction of Highway 27, if required.</li> <li>3. The Owner shall arrange for the preparation, review and deposit on title of a 65R reference plan, describing the lands identified below, to the satisfaction of the Region. The reference plan shall identify all the lands to be conveyed to the Region:             <ol style="list-style-type: none"> <li>a. A road widening to establish a right-of way 21.5 metres from the centerline of construction of Highway 27. Alternatively, the Owner shall submit documentation to the Region confirming that the existing streetline represents sufficient right-of-way as required by the Region Official Plan, if required.</li> </ol> </li> <li>4. The Owner shall convey the lands identified in the R Plan, pursuant to Condition 3, to the Region, for the purpose of road widenings and easements, free of all costs and encumbrances, to the satisfaction of the Regional solicitor, if required.</li> <li>5. The Owner shall provide a solicitor's certificate of title in a form satisfactory to the Regional Solicitor, at no cost to the Region, with respect to the conveyance of these lands to the Region, if required.</li> <li>6. The Region requires the Owner submit a Phase One Environmental Site Assessment ("ESA") in general accordance with the requirements of the <i>Environmental Protection Act</i> and O. Reg. 153/04 Records of Site Condition, as amended ("O. Reg. 153/04"). The Phase One ESA must be for the Owner's property that is the subject of the application and include the lands to be conveyed to the Region (the "Conveyance Lands"). The Phase One ESA cannot be more than two (2) years old at: (a) the date of submission to the Region; and (b) the date title to the Conveyance Lands is transferred to the Region. If the originally submitted Phase One ESA is or would be more than two (2) years old at the actual date title of the Conveyance Lands is transferred to the Region, the Phase One ESA will need to be either updated or a new Phase One ESA submitted by the Owner. Any update or new Phase One ESA must be prepared to the satisfaction of the Region and in general accordance with the requirements of O. Reg. 153/04. The Region, at its discretion, may require further study, investigation, assessment, delineation and preparation of reports to determine whether any action is required regardless of the findings or conclusions of the submitted Phase One ESA. The further study, investigation, assessment, delineation and subsequent reports or documentation must be prepared to the satisfaction of the Region and in general accordance with the requirements of O. Reg. 153/04. Reliance on the Phase One ESA and any subsequent reports or</li> </ol>

	Department/Agency	Condition
		<p>documentation must be provided to the Region in the Region’s standard format and/or contain terms and conditions satisfactory to the Region.                      The Region requires a certified written statement from the Owner that, as of the date title to the Conveyance Lands is transferred to the Region: (i) there are no contaminants of concern, within the meaning of O. Reg. 153/04, which are present at, in, on, or under the property, or emanating or migrating from the property to the Conveyance Lands at levels that exceed the MOECC full depth site condition standards applicable to the property; (ii) no pollutant, waste of any nature, hazardous substance, toxic substance, dangerous goods, or other substance or material defined or regulated under applicable environmental laws is present at, in, on or under the Conveyance Lands; and (iii) there are no underground or aboveground tanks, related piping, equipment and appurtenances located at, in, on or under the Conveyance Lands, if required.</p> <p>7. The Owner shall be responsible for all costs associated with the preparation and delivery of the Phase One ESA, any subsequent environmental work, reports or other documentation, reliance and the Owner’s certified written statement, if required.</p> <p>8. This application is subject to York Region’s development applications processing fees as identified in By-law No. 2010-15. The review fee for Consent to Sever is \$1,000. The Review and approval of the Environmental Site Assessment Report fee is \$1,700. All payments shall be in the form of a cheque and made payable to “The Regional Municipality of York” and forwarded to the Development Engineering Application Coordinator, Planning and Economic Development Branch. Development application fees are subject to annual adjustments and increases. Any unpaid fees, regardless of the year the application is submitted, will be subject to current fee requirements, if required.</p> <p>9. Prior to final approval, the Planning and Economic Development Branch shall certify that Conditions 1-8 have been met to its satisfaction, if required.</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:** R. Buckler declared a conflict on this application and did not participate in the hearing.

**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.

**21. File:** A186/21 **Ward 2**  
**Applicant:** Suncor Energy Inc.  
**Agent:** Adam Grossi  
**Address:** 8480 Hwy 27, Vaughan  
**Purpose:** Relief from By-law 1-88, as amended is requested to permit reduced lot area on the retained land to facilitate Consent Application B015/21. The existing gas bar/car wash and convenience store/restaurant on the retained lands is to remain.

<b>Public Written Submissions</b>
* 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**  
 Adam Grossi

**Comments**

Member Buckler declared a conflict on the application, noting that he was a shareholder of Suncor Energy Inc.

In response to Chair Perrella, Christine Vigneault, Secretary Treasurer, reviewed the proposal, confirmed public written submissions/deputations and recommended conditions of approval.

Adam Grossi explained the nature of the application and advised that previous approvals for the easements (B016/18, A152/18, A154/18) lapsed. He noted that the site plan approval for development on the severed land will be completed once the consent approval is finalized. He advised that conditions from York Region regarding road widening had been waived through the related site plan approval process, however the Region did not have an opportunity to revise their comments to reflect this. He requested that 'if required' be added to York Region conditions to permit applicant time to confirm after approval.

In response to Member Antinucci, Mr. Grossi reviewed parking requirements onsite and related parking study. He noted that the parking study was accepted by staff and that spaces provided are sufficient.

Chair Perrella 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. A186/21 on behalf of Suncor Energy Inc. be **APPROVED**, in accordance with the sketch submitted with the application (as required by Ontario Regulation 200/96) and subject to the following conditions:

	<b>Department/Agency</b>	<b>Condition</b>
1	Committee of Adjustment Christine Vigneault  905-832-8585 x 8332 <a href="mailto:christine.vigneault@vaugan.ca">christine.vigneault@vaugan.ca</a>	1. That a Surveyors Certificate confirming lot area is submitted, if required. 2. That Consent Application B015/21 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.



	Department/Agency	Condition
2	Building Standards Catherine Saluri  905-832-8585 x <a href="mailto:catherine.saluri@vaughan.ca">catherine.saluri@vaughan.ca</a>	That consent file B015/21 is approved.
3	York Region Gabrielle Hurst  (905) 830-4444 ext 71538 <a href="mailto:Gabrielle.Hurst@york.ca">Gabrielle.Hurst@york.ca</a>	<ol style="list-style-type: none"> <li>1. No additional access to the severed parcel of land shall be provided onto a Regional Road. This new property shall share the existing right in-right out only access with retained lands onto Highway 27, if required.</li> <li>2. Prior to final approval, the Owner shall Provide a basic 43 metre right-of-way along Highway 27. As such, all municipal setbacks shall be referenced from a point 21.5 metres from the centerline of construction of Highway 27, if required.</li> <li>3. The Owner shall arrange for the preparation, review and deposit on title of a 65R reference plan, describing the lands identified below, to the satisfaction of the Region. The reference plan shall identify all the lands to be conveyed to the Region: a. A road widening to establish a right-of way 21.5 metres from the centerline of construction of Highway 27. Alternatively, the Owner shall submit documentation to the Region confirming that the existing streetline represents sufficient right-of-way as required by the Region Official Plan, if required.</li> <li>4. The Owner shall convey the lands identified in the R Plan, pursuant to Condition 3, to the Region, for the purpose of road widenings and easements, free of all costs and encumbrances, to the satisfaction of the Regional solicitor, if required.</li> <li>5. The Owner shall provide a solicitor's certificate of title in a form satisfactory to the Regional Solicitor, at no cost to the Region, with respect to the conveyance of these lands to the Region, if required.</li> <li>6. The Region requires the Owner submit a Phase One Environmental Site Assessment ("ESA") in general accordance with the requirements of the <i>Environmental Protection Act</i> and O. Reg. 153/04 Records of Site Condition, as amended ("O. Reg. 153/04"). The Phase One ESA must be for the Owner's property that is the subject of the application and include the lands to be conveyed to the Region (the "Conveyance Lands"). The Phase One ESA cannot be more than two (2) years old at: (a) the date of submission to the Region; and (b) the date title to the Conveyance Lands is transferred to the Region. If the originally submitted Phase One ESA is or would be more than two (2) years old at the actual date title of the Conveyance Lands is transferred to the Region, the Phase One ESA will need to be either updated or a new Phase One ESA submitted by the Owner. Any update or new Phase One ESA must be prepared to the satisfaction of the Region and in general accordance with the requirements of O. Reg. 153/04. The Region, at its discretion, may require further study, investigation, assessment, delineation and preparation of reports to determine whether any action is required regardless of the findings or conclusions of the submitted Phase One ESA.</li> </ol>

	Department/Agency	Condition
		<p>The further study, investigation, assessment, delineation and subsequent reports or documentation must be prepared to the satisfaction of the Region and in general accordance with the requirements of O. Reg. 153/04. Reliance on the Phase One ESA and any subsequent reports or documentation must be provided to the Region in the Region's standard format and/or contain terms and conditions satisfactory to the Region. The Region requires a certified written statement from the Owner that, as of the date title to the Conveyance Lands is transferred to the Region: (i) there are no contaminants of concern, within the meaning of O. Reg. 153/04, which are present at, in, on, or under the property, or emanating or migrating from the property to the Conveyance Lands at levels that exceed the MOECC full depth site condition standards applicable to the property; (ii) no pollutant, waste of any nature, hazardous substance, toxic substance, dangerous goods, or other substance or material defined or regulated under applicable environmental laws is present at, in, on or under the Conveyance Lands; and (iii) there are no underground or aboveground tanks, related piping, equipment and appurtenances located at, in, on or under the Conveyance Lands, if required.</p> <p>7. The Owner shall be responsible for all costs associated with the preparation and delivery of the Phase One ESA, any subsequent environmental work, reports or other documentation, reliance and the Owner's certified written statement, if required.</p> <p>8. This application is subject to York Region's development applications processing fees as identified in By-law No. 2010-15. The review fee for Consent to Sever is \$1,000. The Review and approval of the Environmental Site Assessment Report fee is \$1,700. All payments shall be in the form of a cheque and made payable to "The Regional Municipality of York" and forwarded to the Development Engineering Application Coordinator, Planning and Economic Development Branch. Development application fees are subject to annual adjustments and increases. Any unpaid fees, regardless of the year the application is submitted, will be subject to current fee requirements, if required.</p> <p>9. Prior to final approval, the Planning and Economic Development Branch shall certify that Conditions 1-8 have been met to its satisfaction, if required.</p>

**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:** Member Buckler declared a conflict on the application and did not participate in the hearing.

**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.

- 22. File:** A187/21 **Ward 2**
- Applicant:** Suncor Energy Inc.
- Agent:** Adam Grossi
- Address:** 8480 Hwy 27, Vaughan
- Purpose:** Relief from By-law 1-88. as amended, is being requested to permit reduced lot area and lot frontage on the severed land to facilitate Consent Application B015/21. Relief is also being sought to permit a proposed one (1) storey, multi-tenant, mixed commercial use building on the severed land as part of Site Plan Application DA.18.045.

<b>Public Written Submissions</b>
* 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**

Adam Grossi

**Comments**

Member Buckler declared a conflict on the application, noting that he was a shareholder of Suncor Energy Inc.

In response to Chair Perrella, Christine Vigneault, Secretary Treasurer, reviewed the proposal, confirmed public written submissions/deputations and recommended conditions of approval.

Adam Grossi explained the nature of the application and advised that previous approvals for the easements (B016/18, A152/18, A154/18) lapsed. He noted that the site plan approval for development on the severed land will be completed once the consent approval is finalized. He advised that conditions from York Region regarding road widening had been waived through the related site plan approval process, however the Region did not have an opportunity to revise their comments to reflect this. He requested that 'if required' be added to York Region conditions to permit applicant time to confirm after approval.

In response to Member Antinucci, Mr. Grossi reviewed parking requirements onsite and related parking study. He noted that the parking study was accepted by staff and that spaces provided are sufficient.

Chair Perrella 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. A187/21 on behalf of Suncor Energy Inc. be **APPROVED**, in accordance with the sketch submitted with the application (as required by Ontario Regulation 200/96) and subject to the following conditions:

	<b>Department/Agency</b>	<b>Condition</b>
1	Committee of Adjustment Christine Vigneault  905-832-8585 x 8332 <a href="mailto:christine.vigneault@vaugan.ca">christine.vigneault@vaugan.ca</a>	<ol style="list-style-type: none"> <li>1. That a Surveyors Certificate confirming lot area, frontage and lot depth is submitted.</li> <li>2. That Consent Application B015/21 receive final certification from the Secretary Treasurer and be registered on title. A copy of the registered transfer confirming registration of the</li> <li>3. Certificate of Official must be provided to the Secretary Treasurer to satisfy this condition.</li> </ol>

	<b>Department/Agency</b>	<b>Condition</b>
2	Building Standards Catherine Saluri  905-832-8585 x <a href="mailto:catherine.saluri@vaughan.ca">catherine.saluri@vaughan.ca</a>	That consent application B015/21 is approved.
3	York Region Gabrielle Hurst  (905) 830-4444 ext 71538 <a href="mailto:Gabrielle.Hurst@york.ca">Gabrielle.Hurst@york.ca</a>	<ol style="list-style-type: none"> <li>1. No additional access to the severed parcel of land shall be provided onto a Regional Road. This new property shall share the existing right in-right out only access with retained lands onto Highway 27, if required.</li> <li>2. Prior to final approval, the Owner shall Provide a basic 43 metre right-of-way along Highway 27. As such, all municipal setbacks shall be referenced from a point 21.5 metres from the centerline of construction of Highway 27, if required.</li> <li>3. The Owner shall arrange for the preparation, review and deposit on title of a 65R reference plan, describing the lands identified below, to the satisfaction of the Region. The reference plan shall identify all the lands to be conveyed to the Region: a. A road widening to establish a right-of way 21.5 metres from the centerline of construction of Highway 27. Alternatively, the Owner shall submit documentation to the Region confirming that the existing streetline represents sufficient right-of-way as required by the Region Official Plan, if required.</li> <li>4. The Owner shall convey the lands identified in the R Plan, pursuant to Condition 3, to the Region, for the purpose of road widenings and easements, free of all costs and encumbrances, to the satisfaction of the Regional solicitor, if required.</li> <li>5. The Owner shall provide a solicitor's certificate of title in a form satisfactory to the Regional Solicitor, at no cost to the Region, with respect to the conveyance of these lands to the Region, if required.</li> <li>6. The Region requires the Owner submit a Phase One Environmental Site Assessment ("ESA") in general accordance with the requirements of the <i>Environmental Protection Act</i> and O. Reg. 153/04 Records of Site Condition, as amended ("O. Reg. 153/04"). The Phase One ESA must be for the Owner's property that is the subject of the application and include the lands to be conveyed to the Region (the "Conveyance Lands"). The Phase One ESA cannot be more than two (2) years old at: (a) the date of submission to the Region; and (b) the date title to the Conveyance Lands is transferred to the Region. If the originally submitted Phase One ESA is or would be more than two (2) years old at the actual date title of the Conveyance Lands is transferred to the Region, the Phase One ESA will need to be either updated or a new Phase One ESA submitted by the Owner. Any update or new Phase One ESA must be prepared to the satisfaction of the Region and in general accordance with the requirements of O. Reg. 153/04. The Region, at its discretion, may require further study, investigation, assessment, delineation and preparation of reports to determine whether any action is required regardless of the findings or conclusions of the submitted Phase One ESA.</li> </ol>

	Department/Agency	Condition
		<p>The further study, investigation, assessment, delineation and subsequent reports or documentation must be prepared to the satisfaction of the Region and in general accordance with the requirements of O. Reg. 153/04. Reliance on the Phase One ESA and any subsequent reports or documentation must be provided to the Region in the Region's standard format and/or contain terms and conditions satisfactory to the Region. The Region requires a certified written statement from the Owner that, as of the date title to the Conveyance Lands is transferred to the Region: (i) there are no contaminants of concern, within the meaning of O. Reg. 153/04, which are present at, in, on, or under the property, or emanating or migrating from the property to the Conveyance Lands at levels that exceed the MOECC full depth site condition standards applicable to the property; (ii) no pollutant, waste of any nature, hazardous substance, toxic substance, dangerous goods, or other substance or material defined or regulated under applicable environmental laws is present at, in, on or under the Conveyance Lands; and (iii) there are no underground or aboveground tanks, related piping, equipment and appurtenances located at, in, on or under the Conveyance Lands, if required.</p> <p>7. The Owner shall be responsible for all costs associated with the preparation and delivery of the Phase One ESA, any subsequent environmental work, reports or other documentation, reliance and the Owner's certified written statement, if required.</p> <p>8. This application is subject to York Region's development applications processing fees as identified in By-law No. 2010-15. The review fee for Consent to Sever is \$1,000. The Review and approval of the Environmental Site Assessment Report fee is \$1,700. All payments shall be in the form of a cheque and made payable to "The Regional Municipality of York" and forwarded to the Development Engineering Application Coordinator, Planning and Economic Development Branch. Development application fees are subject to annual adjustments and increases. Any unpaid fees, regardless of the year the application is submitted, will be subject to current fee requirements, if required.</p> <p>9. Prior to final approval, the Planning and Economic Development Branch shall certify that Conditions 1-8 have been met to its satisfaction, if required.</p>

**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:** Member Buckler declared a conflict on the application and did not participate in the hearing.

**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.

- 3. File:** B016/21 **Ward 2**  
**Applicant:** Frank LaForgia  
**Agent:** Peter Del Grosso  
**Address:** 24 Rainbow Drive, Woodbridge  
**Purpose:** Consent is being requested to sever a parcel of land for residential purposes, approximately 356.08 square metres, while retaining a parcel of land approximately 356.21 square metres for residential purposes.

Both the severed and retained land will maintain frontage onto Rainbow Drive and the existing single family dwellings, garage and vinyl shed on the subject land are to be demolished.

<b>Public Written Submissions</b>
* 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.  
 Planning Comments – Received January 25, 2018

**Representation**  
 Peter Del Grosso

**Comments**

In response to Chair Perrella, Christine Vigneault, Secretary Treasurer, reviewed the proposal, confirmed public written submissions/deputations and recommended conditions of approval.

Peter Del Grosso explained the nature of the application. He advised that the previous approvals (B037/19, A169/19, A170/19) had lapsed due to the demolition condition not being satisfied within the prescribed time.

In response to Chair Perrella, Mr. Del Grosso provided background on the previous applications and confirmed why they had lapsed.

Chair Perrella asked if anyone present wished to comment on this application. There was no response.

Moved By: R. Buckler  
 Seconded By: H. Zheng

THAT Application No. B016/21 on behalf of Frank LaForgia be **APPROVED**, in accordance with the sketch submitted with the application and subject to the following conditions:

	<b>Department/Agency</b>	<b>Condition</b>
1	Committee of Adjustment Christine Vigneault  905-832-8585 x 8332 <a href="mailto:christine.vigneault@vaugan.ca">christine.vigneault@vaugan.ca</a>	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 <b>only</b> 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. That Minor Variance Application(s) A200/21 and A201/21 is approved at the same time as

	<b>Department/Agency</b>	<b>Condition</b>
		<p>the Consent application and becomes final and binding.</p> <p>4. Payment of the Certificate Fee as provided on the City of Vaughan's Committee of Adjustment Fee Schedule.</p>
2	<p>Building Standards Lindsay Haviland</p> <p>905-832-8585 x 8655 <a href="mailto:Lindsay.Haviland@vaughan.ca">Lindsay.Haviland@vaughan.ca</a></p>	<p>1. That minor variance files A200/21 and A201/21 are approved and become final and binding.</p> <p>2. The existing dwelling shall be demolished through Demolition permit 21-121462 and the permit shall be closed.</p>
3	<p>Development Planning Michael Torres</p> <p>905-832-8585 x 8933 <a href="mailto:Michael.Torres@vaughan.ca">Michael.Torres@vaughan.ca</a></p>	<p>That Minor Variance Applications A200/21 and A201/21 be approved, and the decisions be Final and Binding.</p>
4	<p>Real Estate Ashley Ben-Lolo</p> <p>905-832-8585 x 8474 <a href="mailto:ashley.ben-lolo@vaughan.ca">ashley.ben-lolo@vaughan.ca</a></p>	<p>The applicant shall provide the City with an appraisal report and valuation of the subject land (land only) to be prepared by an accredited appraiser. Payment of a Parkland levy to the City in lieu of the deeding of land for park purposes shall be made if a new lot is being created. Said levy is to be 5% of the appraised market value of the subject land as of the date of the Committee of Adjustment giving notice to the Applicant of the herein decision. Said levy shall be approved by the Director of Real Estate. Payment shall be made by certified cheque only.</p>
5	<p>Development Engineering Farzana Khan</p> <p>905-832-8585 x 3608 <a href="mailto:Farzana.Khan@Vaughan.ca">Farzana.Khan@Vaughan.ca</a></p>	<p>1. The Owner/applicant shall arrange to prepare and register a reference plan at their expense for the conveyance 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.</p> <p>2. The Owner/applicant shall provide conceptual site grading and servicing plan(s) for both the severed and retained parcels to the satisfaction of the Development Engineering (DE) Department. The plan(s) should identify all existing and proposed services, existing and proposed elevations, and acceptable access.</p> <p>3. The Owner/applicant shall approach Development Inspection and Lot Grading division of Development Engineering to apply for the required service connections for the severed lands &amp; service connection upgrades (if applicable) within the retained lands as per city standards, complete with a servicing and lot grading plan. The Owner of the retained land shall contact the Development Inspection and Grading Department at <a href="mailto:serviceconnections@vaughan.ca">serviceconnections@vaughan.ca</a> to obtain a cost estimate and pay the applicable fee(s) following confirmation of service connection estimates for installation of required services. All service connection costs including applicable administration fees shall be responsibility of the owner of the retained lands. Service connection application process may take 4-6 weeks, applicant is encouraged to take enough time for allowing to complete the whole process.</p>

	<b>Department/Agency</b>	<b>Condition</b>
6	Development Finance Nelson Pereira  905-832-8585 x 8393 <a href="mailto:nelson.pereira@vaughan.ca">nelson.pereira@vaughan.ca</a>	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: 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.

- 4. File:** A200/21 **Ward 2**  
**Applicant:** Frank LaForgia  
**Agent:** Peter Del Grosso  
**Address:** 24 Rainbow Drive, Woodbridge  
**Purpose:** Relief from By-law 1-88, as amended, is being requested to permit reduced lot area and frontage on the severed land to facilitate Consent Application B016/21.

<b>Public Written Submissions</b>
* 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.  
 Planning Comments – Received January 25, 2018

**Representation**  
 Peter Del Grosso

**Comments**

In response to Chair Perrella, Christine Vigneault, Secretary Treasurer, reviewed the proposal, confirmed public written submissions/deputations and recommended conditions of approval.

Peter Del Grosso explained the nature of the application. He advised that the previous approvals (B037/19, A169/19, A170/19) had lapsed due to the demolition condition not being satisfied within the prescribed time.

In response to Chair Perrella, Mr. Del Grosso provided background on the previous applications and confirmed why they had lapsed.

Chair Perrella asked if anyone present wished to comment on this application. There was no response.

Moved By: R. Buckler  
 Seconded By: H. Zheng

THAT Application No. A200/21 on behalf of Frank LaForgia be **APPROVED**, in accordance with the sketch submitted with the application (as required by Ontario Regulation 200/96) and subject to the following conditions:

	<b>Department/Agency</b>	<b>Condition</b>
1	Committee of Adjustment Christine Vigneault  905-832-8585 x 8332 <a href="mailto:christine.vigneault@vaughan.ca">christine.vigneault@vaughan.ca</a>	1. That Consent Application B016/21 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. That a Surveyors Certificate confirming lot area is submitted.
2	Development Engineering Farzana Khan  905-832-8585 x 3608 <a href="mailto:Farzana.Khan@Vaughan.ca">Farzana.Khan@Vaughan.ca</a>	1. 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 the Development Engineering Department through email at <a href="mailto:DEPermits@vaughan.ca">DEPermits@vaughan.ca</a> or visit <a href="https://www.vaughan.ca/services/residential/dev_eng/permits/Pages/default.aspx">https://www.vaughan.ca/services/residential/dev_eng/permits/Pages/default.aspx</a> to learn how to apply for lot grading and/or servicing approval.

	<b>Department/Agency</b>	<b>Condition</b>
		2. The Owner/applicant shall approach Development Inspection and Lot Grading division of Development Engineering to apply for the required service connections for the severed lands & service connection upgrades (if applicable) within the retained lands as per city standards, complete with a servicing and lot grading plan. The Owner/applicant shall pay the required connection fee(s) following confirmation of service connection estimates.

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:** 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:** A201/21 **Ward 2**  
**Applicant:** Frank LaForgia  
**Agent:** Peter Del Grosso  
**Address:** 24 Rainbow Drive, Woodbridge  
**Purpose:** Relief from By-law 1-88, as amended, is being requested to permit reduced lot area and lot frontage on the retained land to facilitate Consent Application B016/21.

<b>Public Written Submissions</b>
* 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.  
 Planning Comments – Received January 25, 2018

**Representation**  
 Peter Del Grosso

**Comments**

In response to Chair Perrella, Christine Vigneault, Secretary Treasurer, reviewed the proposal, confirmed public written submissions/deputations and recommended conditions of approval.

Peter Del Grosso explained the nature of the application. He advised that the previous approvals (B037/19, A169/19, A170/19) had lapsed due to the demolition condition not being satisfied within the prescribed time.

In response to Chair Perrella, Mr. Del Grosso provided background on the previous applications and confirmed why they had lapsed.

Chair Perrella asked if anyone present wished to comment on this application. There was no response.

Moved By: R. Buckler  
 Seconded By: H. Zheng

THAT Application No. A201/21 on behalf of Frank LaForgia be **APPROVED**, in accordance with the sketch submitted with the application (as required by Ontario Regulation 200/96) and subject to the following conditions:

	<b>Department/Agency</b>	<b>Condition</b>
1	Committee of Adjustment Christine Vigneault  905-832-8585 x 8332 <a href="mailto:christine.vigneault@vaughan.ca">christine.vigneault@vaughan.ca</a>	1. That a Surveyors Certificate confirming lot area and frontage is submitted. 2. That Consent Application B016/21 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 Engineering Farzana Khan  905-832-8585 x 3608 <a href="mailto:Farzana.Khan@Vaughan.ca">Farzana.Khan@Vaughan.ca</a>	1. 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 the Development Engineering Department through email at <a href="mailto:DEPermits@vaughan.ca">DEPermits@vaughan.ca</a> or visit <a href="https://www.vaughan.ca/services/residential/dev_eng/p">https://www.vaughan.ca/services/residential/dev_eng/p</a>

	Department/Agency	Condition
		<p><a href="#">ermits/Pages/default.aspx</a> to learn how to apply for lot grading and/or servicing approval.</p> <p>2. The Owner/applicant shall approach Development Inspection and Lot Grading division of Development Engineering to apply for the required service connections for the severed lands &amp; service connection upgrades (if applicable) within the retained lands as per city standards, complete with a servicing and lot grading plan. The Owner/applicant shall pay the required connection fee(s) following confirmation of service connection estimates.</p>

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:** 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.

- 6. File:** A059/21 **Ward 1**
- Applicant:** Denniskanna & Dayan Denniskanna Mahalingham
- Agent:** Bhashkar Joshi
- Address:** 171 Ridgefield Crescent, Maple
- Purpose:** Relief from By-law 1-88, as amended, is being requested to permit a side door entrance on the south side of the property. The proposed side door is required to provide access to a second dwelling unit in the basement.

<b>Public Written Submissions</b>
* Public Correspondence received and considered by the Committee in making this decision (received prior to 12:00 p.m. of hearing date)
Name: Enrico Conetta Address: 175 Ridgefield Crescent Nature of Correspondence: Letter of Objection Explanation of the Effect (if any): Information received.
Name: Antonio Mirarchi Address: 158 Ridgefield Crescent Nature of Correspondence: Letter of Objection Explanation of the Effect: Information received.
Name: Philip Riddell Address: 167 Ridgefield Crescent Nature of Correspondence: Letter of Objection Explanation of the Effect: Information received.

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

**Representation**

Bhashkar Joshi

**Comments**

In response to Chair Perrella, Christine Vigneault, Secretary Treasurer, reviewed the proposal, confirmed public written submissions/deputations and recommended conditions of approval.

Bhashkar Joshi explained the nature of the application. He advised that no new side door was being proposed and confirmed that the purpose of the application is to legalize the existing 'as built' side door.

In response to Chair Perrella, Mr. Joshi advised that the applicant purchased the home with the side door. A variance to permit the location of the side door is required to accommodate a secondary suite.

In response to Member Buckler, Mr. Joshi reviewed the letters of objection from neighbours. He opined that there was a miscommunication in that no new door was being proposed. He noted that given the timing of the letters he did not have an opportunity to clarify proposal with the neighbours. He clarified current tenant status.

In response to Chair Perrella, Roberto Simbana, Planner, advised that a side door on the south side of the property appeared to be visible on the aerial view of the property.

Chair Perrella asked if anyone present wished to comment on this application. There was no response.

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

THAT Application No. A059/21 on behalf of Denniskanna & Dayan Denniskanna Mahalingham be **APPROVED**, in accordance with the sketch submitted with the application (as required by Ontario Regulation 200/96) and subject to the following conditions: None.

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:** 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.

- 7. File:** A094/21 **Ward 1**
- Applicant:** Paul Di Giannantonio (Lisa Di Giannantonio)
- Agent:** Dm Design And Engineering Inc. (Anthony Paolini)
- Address:** 87 Klein Mills Road, Kleinburg
- Purpose:** Relief from By-law 1-88, as amended, is being requested to permit the construction of a proposed cabana and swimming pool.

<b>Public Written Submissions</b>	
* 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**

Anthony Paolini, DM Design and Engineering Inc.

**Comments**

In response to Chair Perrella, Christine Vigneault, Secretary Treasurer, reviewed the proposal, confirmed public written submissions/deputations and recommended conditions of approval.

Anthony Paolini explained the nature of the application.

Chair Perrella asked if anyone present wished to comment on this application. There was no response.

Moved By: S. Kerwin

Seconded By: H. Zheng

THAT Application No. A094/21 on behalf of Paul Di Giannantonio (Lisa Di Giannantonio) be **APPROVED**, in accordance with the sketch submitted with the application (as required by Ontario Regulation 200/96) and subject to the following conditions:

	<b>Department/Agency</b>	<b>Condition</b>
1	Development Engineering Iqbal Soomro  905-832-8585 x 3624 <a href="mailto:Iqbal.soomro@vaughan.ca">Iqbal.soomro@vaughan.ca</a>	The Owner/applicant shall provide satisfactory notification to the developer/builder and approval (Letter or email) of the minor variance and proposed work to the property in question and provide a copy of the notification and approval to the City's Development Engineering Department.

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:** 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.

- 8. File:** A097/21 **Ward 5**
- Applicant:** Dmitry Baev & Ganna Tkachova
- Agent:** Navid Arbabi
- Address:** 53 Longbridge Road, Thornhill
- Purpose:** Relief from By-law 1-88, as amended, is being requested to permit the construction of a proposed single family dwelling and swimming pool.

<b>Public Written Submissions</b>
* Public Correspondence received and considered by the Committee in making this decision (received prior to 12:00 p.m. of hearing date)
Name: Tom Kydd Address: 25 Idleswift Drive, Thornhill Nature of Correspondence: Letter of Objection Explanation of the Effect (if any): Information received.
Name: Melody Nagipour Address: 26 Idleswift Drive, Thornhill Nature of Correspondence: Letter of Support Explanation of the Effect: Information received.
Name: Sally Nejad Address: 57 Longbridge Road, Thornhill Nature of Correspondence: Letter of Support Explanation of the Effect: Information received.
Name: Sharon Ampeff Address: 55 Longbridge Road, Thornhill Nature of Correspondence: Letter of Support Explanation of the Effect: Information received.

**Additional Addendum Reports received and provided to the Committee from:**  
Planning Comments received September 29, 2021.

**Representation**  
Navid Arbabi

**Comments**

In response to Chair Perrella, Christine Vigneault, Secretary Treasurer, reviewed the proposal, confirmed public written submissions/deputations and recommended conditions of approval.

Navid Arbabi explained the nature of the application and advised that the variances are being requested to accommodate the design of the proposed dwelling/garage. He reviewed stairway calculation from driveway and advised that the first floor is considered the first storey. He noted that building height had been reduced to accommodate staff comments and that the applicant is maintaining the grade along the west side of the property which also has support from the neighbour. The swimming pool location was selected to accommodate the preservation of trees.

In response to Member Buckler, Mr. Arbabi addressed the letter of objection received. He noted that the author of the letter was not an immediate neighbour and that the immediate neighbours support the proposal.

In response to Member Buckler, Christine Vigneault, Secretary Treasurer, advised that all updates to the application and public correspondence is available on the City's website (to the public).

In response to Member Antinucci, Mr. Arbabi advised that the length of the staircase is taken from front yard setback requirements not the stairs, which includes the porch. He noted that the stairs play a role in landscaping given the slope of the property. If the applicant were to reduce the length, the stairs would have a higher rise.

Chair Perrella asked if anyone present wished to comment on this application. There was no response.



Moved By: R. Buckler  
 Seconded By: A. Antinucci

THAT Application No. A097/21 on behalf of Dmitry Baev & Ganna Tkachova be **APPROVED**, in accordance with the sketch submitted with the application (as required by Ontario Regulation 200/96) and subject to the following conditions:

	<b>Department/Agency</b>	<b>Condition</b>
1	Development Engineering Farzana Khan  905-832-8585 x 3608 <a href="mailto:Farzana.Khan@Vaughan.ca">Farzana.Khan@Vaughan.ca</a>	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 the Development Engineering Department through email at <a href="mailto:DEPpermits@vaughan.ca">DEPpermits@vaughan.ca</a> or visit <a href="https://www.vaughan.ca/services/residential/dev_eng/permits/Pages/default.aspx">https://www.vaughan.ca/services/residential/dev_eng/permits/Pages/default.aspx</a> to learn how to apply for lot grading and/or servicing approval.
2	Parks, Forestry and Horticulture Operations Andrew Swedlo  905-832-8585 x 3615 <a href="mailto:Andrew.Swedlo@vaughan.ca">Andrew.Swedlo@vaughan.ca</a>	Applicant/owner shall apply for a “Private Property Tree Removal & Protection” permit through the forestry division prior to building permit approval.

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:** 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.

- 9. File:** A134/21 **Ward 3**  
**Applicant:** Angelo & Marianne Montano  
**Agent:** Anthony Cesario  
**Address:** 1 Monica Court, Woodbridge  
**Purpose:** Relief from By-law 1-88, as amended, is being requested to permit the construction of a proposed cabana located in the rear yard.

<b>Public Written Submissions</b>	
* Public Correspondence received and considered by the Committee in making this decision (received prior to 12:00 p.m. of hearing date)	
Name: Tamar Tatiashvili Address: 168 Chancellor Drive, Woodbridge Nature of Correspondence: Letter of Support Explanation of the Effect (if any): Information received.	
Name: Giuseppe Lo Schiavo Address: 127 Antonella Cr. Woodbridge Nature of Correspondence: Letter of Support Explanation of the Effect: Information received.	
Name: Petition of Area Residents Address: 117, 118, 121, 126, 127, 132, 136 Antonella Cr; 20, 23, 27, 29 Monica Court Woodbridge Nature of Correspondence: Petition of Support Explanation of the Effect: Information received.	

**Late Public Submission** (received past correspondence deadline):  
 12 Monica Court – Letter of Objection (September 30, 2021)

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

**Representation**  
 Anthony Cesario

**Comments**  
 In response to Chair Perrella, Christine Vigneault, Secretary Treasurer, reviewed the proposal, confirmed public written submissions, including late submissions, deputations and recommended conditions of approval.

Anthony Cesario, explained the nature of the application. He advised that the applicant concurs with recommendations from staff and reviewed neighbour support letters. He reviewed the letter of objection and noted that the applicant does not agree with the concerns raised.

In response to Member Buckler, Mr. Cesario clarified what structures were existing. He noted that the pool was already constructed and that a permit was obtained.

Chair Perrella asked if anyone present wished to comment on this application. There was no response.

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

THAT Application No. A134/21 on behalf of Angelo & Marianne Montano 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 Farzana Khan 905-832-8585 x 3608 <a href="mailto:Farzana.Khan@Vaughan.ca">Farzana.Khan@Vaughan.ca</a>	The owner/applicant shall obtain a lot grading permit by submitting the lot grading drawing to the Development Inspection & Lot Grading Division of the City’s Development Engineering Department. The owner/applicant shall demonstrate the appropriate LID (Low-impact Development)

	Department/Agency	Condition
		measures and include them in the lot grading drawing to the satisfaction of DE to address the reduced soft landscaping coverage in the rear yard in order to mitigate potential impacts of the additional storm water runoff. To learn how to apply for lot grading and/or servicing approval please contact the Development Engineering Department through email at DEPpermits@vaughan.ca or visit our website at: <a href="https://www.vaughan.ca/services/residential/dev_eng/permits/Pages/default.aspx">https://www.vaughan.ca/services/residential/dev_eng/permits/Pages/default.aspx</a>

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:** 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.

- 10. File:** A155/21 **Ward 1**
- Applicant:** Roberto & Palma Mancuso
- Agent:** J-R Home Designer Inc. (John Ramirez)
- Address:** 43 Mary Natasha Court, Kleinburg
- Purpose:** Relief from By-law 1-88, as amended, is being requested to permit the construction of a proposed cabana and pool equipment pad located in the rear yard.

<b>Public Written Submissions</b>
* 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**

John Ramirez, J-R Home Designer Inc.

**Comments**

In response to Chair Perrella, Christine Vigneault, Secretary Treasurer, reviewed the proposal, confirmed public written submissions/deputations and recommended conditions of approval.

John Ramirez, explained the nature of the application and opined that the proposal was minor. He reviewed photos and advised that similar development had been constructed in the area. He opined that the proposal did not create any negative impacts.

In response to Member Buckler, Mr. Ramirez explained that the rear yard setback was increased to 0.60 metres in light of the recommendation from Development Engineering to accommodate proper drainage. He advised that the applicant is aware of the recommended conditions of approval.

Chair Perrella asked if anyone present wished to comment on this application. There was no response.

Moved By: R. Buckler

Seconded By: H. Zheng

THAT Application No. A155/21 on behalf of Roberto & Palma Mancuso be **APPROVED**, in accordance with the sketch submitted with the application (as required by Ontario Regulation 200/96) and subject to the following conditions:

	<b>Department/Agency</b>	<b>Condition</b>
1	Development Engineering Iqbal Soomro  905-832-8585 x 3624 <a href="mailto:iqbal.soomro@vaughan.ca">iqbal.soomro@vaughan.ca</a>	Staff have confirmed that the property is located within an unassumed subdivision. The Owner/applicant shall provide satisfactory notification to the developer/builder and approval (Letter or email) of the minor variance and proposed work to the property in question and provide a copy of the notification and approval to the City's Development Engineering Department.

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:** 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.

- 11. File:** A158/21 **Ward 1**  
**Applicant:** Station Gate Homes Inc  
**Agent:** Nick Menonna  
**Address:** 2 Enclave Court, Kleinburg  
**Purpose:** Relief from By-law 1-88, as amended, is being requested to permit the construction of a proposed single family dwelling with attached garage.

<b>Public Written Submissions</b>
* 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:**  
 TRCA clearance letter – Received September 22, 2021

**Representation**  
 Nick Menonna

**Comments**

In response to Chair Perrella, Christine Vigneault, Secretary Treasurer, reviewed the proposal, confirmed public written submissions/deputations and recommended conditions of approval.

Nick Menonna explained the nature of the application. He advised that the variances were required to accommodate the design/style of the proposed dwelling and grading. He noted that if the proposed mansard roof was lowered it would create an imbalance in the design and have a negative impact on streetscape. The garage is not facing the street directly therefore it does not impact streetscape. He opined that the variances were minor in nature and noted that a letter from the Control Architect had been received confirming no issues with the proposal.

Chair Perrella 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. A158/21 on behalf of Station Gate Homes Inc be **APPROVED**, in accordance with the sketch submitted with the application (as required by Ontario Regulation 200/96) and subject to the following conditions:

	<b>Department/Agency</b>	<b>Condition</b>
1	Development Planning Michael Torres 905-832-8585 x 8933 <a href="mailto:Michael.Torres@vaughan.ca">Michael.Torres@vaughan.ca</a>	1. The Owner shall submit a Landscape Plan to the satisfaction of the Development Planning Department. The Owner shall provide a letter from the Control Architect that states their acknowledgement of the application with no further comments.
2	Development Engineering Farzana Khan 905-832-8585 x 3608 <a href="mailto:Farzana.Khan@Vaughan.ca">Farzana.Khan@Vaughan.ca</a>	1. 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. 2. The owner/applicant shall demonstrate appropriate LID (Low-impact Development) measures and include the measures in the lot grading drawing to the satisfaction of DE to mitigate the impacts of additional storm runoff. 3. Please visit or contact the Development Engineering Department through email at <a href="mailto:DEPermits@vaughan.ca">DEPermits@vaughan.ca</a> or visit <a href="https://www.vaughan.ca/services/residential/dev_eng/pe">https://www.vaughan.ca/services/residential/dev_eng/pe</a>

	<b>Department/Agency</b>	<b>Condition</b>
		<a href="#">mits/Pages/default.aspx</a> to learn how to apply for lot grading and/or servicing approval.

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:** 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.

- 13. File:** A170/21 **Ward 2**
- Applicant:** Huntington Fifty Investments Limited
- Agent:** KLM Planning Partners Inc. (Ryan Virtanen)
- Address:** 7805 Hwy 50, Vaughan
- Purpose:** Relief from By-law 1-88, as amended, is being requested to permit the construction of a proposed industrial/office building and to facilitate related Site Plan Application DA.18.094.

<b>Public Written Submissions</b>
* 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**

Ryan Virtanen, KLM Planning Partners Inc.

**Comments**

In response to Chair Perrella, Christine Vigneault, Secretary Treasurer, reviewed the proposal, confirmed public written submissions/deputations and recommended conditions of approval.

Ryan Virtanen explained the nature of the application and advised that the applicant concurs with the recommendations contained in the Staff Report.

In response to Member Buckler, Mr. Virtanen advised that the variance to parking did not require a parking study because it is under the 10% (reduction) threshold. He noted that there are no anticipated changes to parking in the final site plan submission.

Chair Perrella asked if anyone present wished to comment on this application. There was no response.

Moved By: R. Buckler  
 Seconded By: H. Zheng

THAT Application No. A170/21 on behalf of Huntington Fifty Investments Limited be **APPROVED**, in accordance with the sketch submitted with the application (as required by Ontario Regulation 200/96) and subject to the following conditions:

	<b>Department/Agency</b>	<b>Condition</b>
1	Development Engineering Farzana Khan  905-832-8585 x 3608 <a href="mailto:Farzana.Khan@Vaughan.ca">Farzana.Khan@Vaughan.ca</a>	The Owner/applicant shall obtain approval for the related Site Development Application (DA.18.094) from the Development Engineering (DE) Department.

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:** 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.

- 14. File:** A171/21 **Ward 2**  
**Applicant:** Lino & Italia Arci  
**Agent:** None  
**Address:** 20 Cipriano Court, Woodbridge  
**Purpose:** Relief from By-law 1-88, as amended, is being requested to permit the construction of a proposed cabana located in the rear yard.

<b>Public Written Submissions</b>
* 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**

Anthony Arci

**Comments**

In response to Chair Perrella, Christine Vigneault, Secretary Treasurer, reviewed the proposal, confirmed public written submissions/deputations and recommended conditions of approval.

Anthony Arci explained the nature of the application.

In response to Member Antinucci, Mr. Arci advised that the property abuts a park.

In response to Member Buckler, Mr. Arci provided the rationale for variance #3, noting that the variance is required to accommodate design and proposed interlocking/landscaping.

Chair Perrella asked if anyone present wished to comment on this application. There was no response.

Moved By: A. Antinucci

Seconded By: S. Kerwin

THAT Application No. A171/21 on behalf of Lino & Italia Arci 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:** 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.

- 15. File:** A177/21 **Ward 5**  
**Applicant:** Bahman Mehdizadeh-Azita Mohajer  
**Agent:** Options Architects (Pedrum Naddaf)  
**Address:** 21 Idleswift Drive, Thornhill  
**Purpose:** Relief from By-law 1-88, as amended, is being requested to permit the construction of a proposed single family dwelling.

<b>Public Written Submissions</b>	
* Public Correspondence received and considered by the Committee in making this decision (received prior to 12:00 p.m. of hearing date)	
Name: Deanna Sgro Address: Not provided Nature of Correspondence: Letter of Objection Explanation of the Effect (if any): Information received.	
Name: Tom and Brenda Kydd Address: 25 Idleswift Drive, Thornhill Nature of Correspondence: Letter of Objection Explanation of the Effect (if any): Information received.	
Name: Andy Khaden Address: 19 Idleswift Drive, Thornhill Nature of Correspondence: Letter of Support Explanation of the Effect: Information received.	
Name: Majid Reya Delzouz Address: 26 Idleswift Drive, Thornhill Nature of Correspondence: Letter of Support Explanation of the Effect: Information received.	

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

**Representation**

Pedrum Naddaf, Options Architects

**Comments**

In response to Chair Perrella, Christine Vigneault, Secretary Treasurer, reviewed the proposal, confirmed public written submissions/deputations and recommended conditions of approval.

Pedrum Naddaff explained the nature of the application and reviewed the required variances noting that the frontage is existing, coverage increase required to accommodate terrace and porches (not dwelling) and building height variance sought to accommodate slope of property.

In response to Member Buckler, Mr. Naddaf reviewed the letters of objection and advised that given the timing of the submissions he did not have an opportunity to contact the neighbours.

Chair Perrella asked if anyone present wished to comment on this application. There was no response.

Moved By: R. Buckler  
 Seconded By: S. Kerwin

THAT Application No. A177/21 on behalf of Bahman Mehdizadeh-Azita Mohajer be **APPROVED**, in accordance with the sketch submitted with the application (as required by Ontario Regulation 200/96) and subject to the following conditions:

	<b>Department/Agency</b>	<b>Condition</b>
1	Development Engineering Farzana Khan  905-832-8585 x 3608 <a href="mailto:Farzana.Khan@Vaughan.ca">Farzana.Khan@Vaughan.ca</a>	1. 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

	<b>Department/Agency</b>	<b>Condition</b>
		being undertaken on the property. Please visit or contact the Development Engineering Department through email at <a href="mailto:DEPermits@vaughan.ca">DEPermits@vaughan.ca</a> or visit <a href="https://www.vaughan.ca/services/residential/dev_eng/permits/Pages/default.aspx">https://www.vaughan.ca/services/residential/dev_eng/permits/Pages/default.aspx</a> to learn how to apply for lot grading and/or servicing approval. The owner/applicant shall provide a brief to demonstrate the appropriate LID (Low-impact Development) measures and show the measures taken in the drawing to the satisfaction of DE to address the increased lot coverage from 20% to 25.06% in order to mitigate potential impacts on the municipal storm water system.
2	Parks, Forestry and Horticulture Operations Andrew Swedlo  905-832-8585 x3615 <a href="mailto:Andrew.Swedlo@vaughan.ca">Andrew.Swedlo@vaughan.ca</a>	Applicant/owner shall apply for a “Private Property Tree Removal & Protection” permit through the forestry division prior to building permit approval.

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: 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.

**16. File:** A178/21 **Ward 3**  
**Applicant:** Sophia Konivitis Theodoros Bouzoukis  
**Agent:** None  
**Address:** 49 Foxhunt Drive, Woodbridge  
**Purpose:** Relief from By-law 1-88, as amended, is being requested to permit the construction of a proposed cabana to be located in the rear yard.

<b>Public Written Submissions</b>
* Public Correspondence received and considered by the Committee in making this decision (received prior to 12:00 p.m. of hearing date)
Name: Greg & Ornella Ruffa Address: 53 Foxhunt Drive Nature of Correspondence: Letter of Support Explanation of the Effect (if any): Received as Information
Name: Zinovi & Elena Address: Not Provided Nature of Correspondence: Letter of Support Explanation of the Effect (if any): Received as Information

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

**Representation**

Sophia Konivitis

**Comments**

In response to Chair Perrella, Christine Vigneault, Secretary Treasurer, reviewed the proposal, confirmed public written submissions/deputations and recommended conditions of approval.

Sophia Konivitis explained the nature of the application.

In response to Member Buckler, Ms. Konivitis provided justification for accessory structure height. She noted that the existing dwelling has large windows and elevated patio doors, if the height were lower the structure would interfere with the existing patio door. She noted that the roof is proposed to be flat and is below the permitted height.

In response to Member Antinucci, Ms. Konivitis advised that the applicant had discussed the proposal with the neighbours and that there are no issues.

Chair Perrella asked if anyone present wished to comment on this application. There was no response.

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

THAT Application No. A178/21 on behalf of Sophia Konivitis Theodoros Bouzoukis 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:** 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.

- 17. File:** A179/21 **Ward 3**
- Applicant:** Akhigar Mikhaeal
- Agent:** Swimming Pool Builders Inc. (Joanna Roberts)
- Address:** 65 Cupola Crescent, Woodbridge
- Purpose:** Relief from By-law 1-88, as amended, is being requested to permit the construction of a proposed pool shed (cabana) located in the rear yard.

<p style="text-align: center;"><b>Public Written Submissions</b> * Public Correspondence received and considered by the Committee in making this decision (received prior to 12:00 p.m. of hearing date)</p>
<p>None.</p>

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

**Representation**

John Every, Swimming Pool Builders Inc.

**Comments**

In response to Chair Perrella, Christine Vigneault, Secretary Treasurer, reviewed the proposal, confirmed public written submissions/deputations and recommended conditions of approval.

John Every explained the nature of the application.

Chair Perrella asked if anyone present wished to comment on this application. There was no response.

Moved By: H. Zheng

Seconded By: S. Kerwin

THAT Application No. A179/21 on behalf of Akhigar Mikhaeal 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:** 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.

- 18. File:** A180/21 **Ward 4**  
**Applicant:** Santino Sirizzotti  
**Agent:** Pool Craft (Olusola Egunjobi)  
**Address:** 128 Lindvest Crescent, Maple  
**Purpose:** Relief from By-law 1-88, as amended, is being requested to permit the construction of a proposed cabana to be located in the rear yard.

<p><b>Public Written Submissions</b>                  * Public Correspondence received and considered by the Committee in making this decision (received prior to 12:00 p.m. of hearing date)</p>
<p>None.</p>

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

**Representation**

Olusola Egunjobi, Pool Craft

**Comments**

In response to Chair Perrella, Christine Vigneault, Secretary Treasurer, reviewed the proposal, confirmed public written submissions/deputations and recommended conditions of approval.

Olusola Egunjobi explained the nature of the application and noted that the variance is required due to the irregular configuration of the lot.

In response to Member Antinucci, Mr. Egunjobi confirmed the pool is proposed (to be constructed).

Chair Perrella asked if anyone present wished to comment on this application. There was no response.

Moved By: R. Buckler

Seconded By: A. Antinucci

THAT Application No. A180/21 on behalf of Santino Sirizzotti be **APPROVED**, in accordance with the sketch submitted with the application (as required by Ontario Regulation 200/96) and subject to the following conditions: None.

**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:** 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.

- 19. File:** A184/21 **Ward 4**  
**Applicant:** Limestone Gallery Investments Inc. (Bruno Baldassarra)  
**Agent:** Armland Group (Lisa La Civita)  
**Address:** 3255 Rutherford Road Bldg B, Vaughan  
**Purpose:** Relief from By-law 1-88, as amended, is being requested to permit the construction of a proposed commercial building (eating establishment with drive thru and outdoor patio) and to facilitate related Site Plan Application DA.21.013.

The proposed commercial building is shown as 'Building D' on the sketch submitted with the application.

<b>Public Written Submissions</b>
* 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**

Lisa La Civita, Armland Group

**Comments**

In response to Chair Perrella, Christine Vigneault, Secretary Treasurer, reviewed the proposal, confirmed public written submissions/deputations and recommended conditions of approval.

Lisa La Civita explained the nature of the application and advised that the applicant concurs with staff recommendations.

In response to Member Kerwin, Ms. La Civita advised that the parking reduction is required to accommodate a stacked drive thru. She noted that the site does have 17 surplus parking spaces on MTO lands.

Chair Perrella asked if anyone present wished to comment on this application. There was no response.

Moved By: S. Kerwin

Seconded By: R. Buckler

THAT Application No. A184/21 on behalf of Limestone Gallery Investments Inc. (Bruno Baldassarra) be **APPROVED**, in accordance with the sketch submitted with the application (as required by Ontario Regulation 200/96) and subject to the following conditions:

	<b>Department/Agency</b>	<b>Condition</b>
1	Development Planning Roberto Simbana  905-832-8585 x 8810 <a href="mailto:roberto.simbana@vaughan.ca">roberto.simbana@vaughan.ca</a>	That Site Development Application File DA.21.013 be approved to the satisfaction of the Development Planning Department.

**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:** 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.

- 20. File:** A185/21 **Ward 2**
- Applicant:** 77 Woodstream Inc. (Phil Campione)
- Agent:** Humphries Planning Group Inc (Rosemarie Humphries)
- Address:** 77 Woodstream Boulevard, Woodbridge
- Purpose:** Relief from By-law 1-88, as amended, is being requested to permit a residential complex including two (2) high-rise condominium towers (ranging from 13 to 15 storeys) and three (3) townhouse blocks consisting of three-storey townhouse units. Relief is also required to facilitate related Site Plan Application DA.15.072.
- The development proposes a total of 394 condominium units and 28 townhouse units.

<b>Public Written Submissions</b>
* 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**

Marcus Martins, Humphries Planning Group Inc.

**Comments**

In response to Chair Perrella, Christine Vigneault, Secretary Treasurer, reviewed the proposal, confirmed public written submissions/deputations and recommended conditions of approval.

Marcus Martins explained the nature of the application.

In response to Member Kerwin explained the various amenity areas throughout the site.

Chair Perrella asked if anyone present wished to comment on this application. There was no response.

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

THAT Application No. A185/21 on behalf of 77 Woodstream Inc. (Phil Campione) be **APPROVED**, in accordance with the sketch submitted with the application (as required by Ontario Regulation 200/96) and subject to the following conditions:

	<b>Department/Agency</b>	<b>Condition</b>
1	Development Engineering Farzana Khan  905-832-8585 x 3608 <a href="mailto:Farzana.Khan@Vaughan.ca">Farzana.Khan@Vaughan.ca</a>	The Owner/applicant shall obtain approval for the related Development Application (Site Plan Amendment Application DA.15.072) from the Development Engineering (DE) Department.
2	TRCA Hamedeh Razavi  416-661-6600 x 5256 <a href="mailto:hamedeh.razavi@trca.ca">hamedeh.razavi@trca.ca</a>	1. That the applicant provides the required fee amount of \$1,155.00 payable to the Toronto and Region Conservation Authority. 2. The applicant obtains a permit pursuant to Ontario Regulation 166/06 for the proposed development.

**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:** 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.

**23. File:** A071/20 **Ward 1**  
**Applicant:** Shai & Marie Josee Bekman  
**Agent:** Joanna Fast  
**Address:** 30 Pamela Court, Maple  
**Purpose:** Relief from By-law 1-88, as amended, is being requested to permit the construction of a proposed single family dwelling.

<b>Public Written Submissions</b>
* 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:**

Planning Comments – September 30, 2021  
 Revised Building Comments – September 28, 2021  
 Revised Engineering Comments – September 27, 2021

**Representation**

Joanna Fast, Evans Planning

**Comments**

In response to Chair Perrella, Christine Vigneault, Secretary Treasurer, reviewed the proposal, confirmed public written submissions/deputations and recommended conditions of approval.

Joanna Fast explained the history of the file, including revisions made to address Planning comments.

In response to Member Antinucci, Ms. Fast advised that the height of the dwelling is required to accommodate design and noted that the proposed variance is consistent with similar approvals in the area.

In response to Member Buckler, Ms. Fast reviewed original lot coverage variance.

In response to Member Buckler, Roberto Simbana, Planner, provided examples of similar development in the area (A060/21 – 355 Woodland Acres Crescent, A160/20 - 15 Melissa Court).

Chair Perrella asked if anyone present wished to comment on this application. There was no response.

Moved By: R. Buckler  
 Seconded By: S. Kerwin

THAT Application No. A071/20 on behalf of Shai & Marie Josee Bekman be **APPROVED**, in accordance with the sketch submitted with the application (as required by Ontario Regulation 200/96) and subject to the following conditions:

	<b>Department/Agency</b>	<b>Condition</b>
1	Development Engineering Farzana Khan  905-832-8585 x 3608 <a href="mailto:Farzana.Khan@Vaughan.ca">Farzana.Khan@Vaughan.ca</a>	1. 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 the Development Engineering Department through email at <a href="mailto:DEPermits@vaughan.ca">DEPermits@vaughan.ca</a> or visit <a href="https://www.vaughan.ca/services/residential/dev_eng/permits/Pages/default.aspx">https://www.vaughan.ca/services/residential/dev_eng/permits/Pages/default.aspx</a> to learn how to apply for lot grading and/or servicing approval.

	<b>Department/Agency</b>	<b>Condition</b>
		2. The owner/applicant shall provide a brief to demonstrate the appropriate LID (Low-impact Development) measures and show the measures taken in the drawing to the satisfaction of DE to address the increased lot coverage from 10% to 15.96% in order to mitigate potential impacts on the municipal storm water system.

**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: 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.

- 24. File:** A083/20 **Ward 1**
- Applicant:** Anna Cardwell
- Agent:** Ian Robertson Design (Bobbi-Jo MacKinnon)
- Address:** 2 Winterlude Court, Kleinburg
- Purpose:** Relief from By-law 1-88, as amended, is being requested to permit reduced minimum soft landscaping to accommodate the existing Bocce Court located in the rear/exterior side yard.

<b>Public Written Submissions</b>
* Public Correspondence received and considered by the Committee in making this decision (received prior to 12:00 p.m. of hearing date)
Name: Anthony Simone, Parente Borean LLP Nature of Correspondence: Objection to Proposal w/reasons/supporting documentation Explanation of the Effect (if any): Information received.
Name: Applicant Nature of Correspondence: Property Survey, Lot Grading Certificate, Soft Landscaping Calculation, Stormwater Drainage Assessment). Explanation of the Effect (if any): Information received.
Name: Parente Borean LLP Nature of Correspondence: Objection to Proposal w/reasons/supporting documentation Explanation of the Effect (if any): Information received.
Name: Parente Borean LLP Nature of Correspondence: Objection to Proposal w/reasons/supporting documentation Explanation of the Effect (if any): Information received.
Name: Studio TLA Nature of Correspondence: Landscape Plan Approvals Explanation of the Effect: Information received.

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

**Representation**

Ian Robertson  
Jonathan Frustaglio (Applicant Counsel)

**Registered Deputations**

Gerald Borean, Parente Borean LLP

**Comments**

In response to Chair Perrella, Christine Vigneault, Secretary Treasurer, reviewed the proposal, confirmed public written submissions/deputations and recommended conditions of approval.

Ian Robertson explained the nature of the application and opined that the variance is minor in nature, representing a 17% reduction in soft landscaping requirement. He reviewed the storm management report, stamped grading plan and noted that there are no staff concerns identified with respect to drainage. He advised that the City has assumed the subdivision and opined that the proposal meets the four tests under the Planning Act and does not create any adverse impacts. He reviewed the letters of objection and opined that the comments made were frivolous/vexatious given that the subdivision has been assumed and that the agreement of purchase of sale conditions do not extend to second owners. He reviewed correspondence from Condeland and Studio TLA and commented that there is no obligation on the applicant to provide information to the developer, Humberplex Development Inc.

Chair Perrella called the registered deputation.

Gerald Borean, Parente Borean LLP, representing Humberplex Development Inc. objected to the comments made regarding the submission being frivolous and vexatious. He advised that the variance represents a 30% reduction to the requirements under the Zoning By-law and expressed concern that the grading has been altered. He reviewed TRCA Stormwater Management Criteria and opined that the bocce court does have a significant impact. He opined that the variance is not minor and that a negative impact has been demonstrated and supported by Humberplex's engineer, Condeland. He reviewed the Committee's decision and file history for A085/17 (12 Rosebud Court) and reiterated that Humberplex Development Inc. wants to ensure that there are no negative impacts resulting from the existing bocce court.

Christine Vigneault, Secretary Treasurer, reviewed the previous approval for A085/17 and confirmed that staff did include a condition requiring that 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 given that this property was located within an unassumed subdivision.

Jonathan Frustaglio, counsel for the applicant, reviewed the history of purchase and sale for the subject lands and noted that the current owner is not bound by the restrictions placed on title which applied to the original owner. He noted that there are no objections to the application from local residents and that Condeland provided a lot grading certificate in 2019. He reiterated that the subdivision has been assumed and that there are no contractual rights on the current owner to the developer.

Mr. Borean advised that Humberplex Developments Inc. owns the adjacent lot and noted that contractual obligations are not an issue for the Committee to address. He reiterated that the bocce court does have an impact, as supported by comments provided by the Humberplex's engineer, Condeland, and reiterated that a 30% variance is being requested. He opined that the variance is not in keeping with the City's Zoning By-law and that a variance only has to fail one test and should be refused.

In response to Member Antinucci, Roberto Simbana, Planner, reviewed development engineering comments and noted that a similar approval at 106 Endless Circle (A028/19) was approved to permit 48.81% of the portion of the rear yard area in excess of 135 square metres of soft landscaped area in rear yard.

In response to Member Antinucci, Mr. Robertson advised that the bocce court has not created any adverse impacts on drainage.

Chair Perrella commented that the Committee does rely on previous approvals to provide guidance and considers the four tests under the Planning Act.

In response to Member Kerwin, Mr. Robertson advised that the By-law does not consider all aspects of permeable landscaping and that when the backyard was designed it was not known that the bocce court was not considered soft landscaping.

In response to Chair Perrella, Mr. Robertson advised that the bocce court has existed for some time and that there have been no negative impacts. He advised that the property is a corner lot and that the property most impacted would be the property to the rear of the subject lands.

Chair Perrella expressed concern regarding the proposed reduction and setting precedent.

Mr. Robertson advised that although a 28% (it was clarified that variance was actually 28% not 30%) reduction is being requested, the application is to be based on its own merits. In this case, the bocce court is not considered soft landscaping under the Zoning By-law.

Chair Perrella reiterated that the Committee's decision is based on the four tests under the Planning Act, not whether or not the subdivision has been assumed and commented that in her opinion the requested variance is too high.

Chair Perrella asked if anyone present wished to comment on this application. There was no response.

Moved By: S. Kerwin

Seconded By: R. Buckler

THAT Application No. A083/20 on behalf of Anna Cardwell be **REFUSED**, for the following reasons:

For the Following Reasons:

1. The requested variance(s) is/are not desirable for the appropriate development of the subject lands.
2. The requested variance(s) is/are not minor in nature.

**Motion Carried.**

**Members Opposed to Motion:** 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.

**25. File:** A134/20 **Ward 1**  
**Applicant:** Paul & Maddalena Gargarella  
**Agent:** Chris Marchese  
**Address:** 37 Tremblant Crescent, Kleinburg  
**Purpose:** Relief from By-law 1-88, as amended, in being requested to permit the construction of a proposed (covered and unenclosed) loggia to be located in the rear yard.

<p><b>Public Written Submissions</b>                  * Public Correspondence received and considered by the Committee in making this decision (received prior to 12:00 p.m. of hearing date)</p>
<p>Name: Residents of                  Address: 86, 90, 94, 98, 102, 106, 110, 114, 118 Mactier Road; 21, 25, 29, 33, 41, 45, 67, 71, 75 Tremblant Crescent                  Nature of Correspondence: Letters of Support                  Explanation of the Effect (if any): Information received.</p>

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

**Representation**  
 Chris Marchese

**Comments**

In response to Chair Perrella, Christine Vigneault, Secretary Treasurer, reviewed the proposal, confirmed public written submissions/deputations and recommended conditions of approval.

Chris Marchese explained the nature of the application and advised that the applicant concurs with staff recommendations.

Chair Perrella asked if anyone present wished to comment on this application. There was no response.

Moved By: A. Antinucci  
 Seconded By: R. Buckler

THAT Application No. A134/20 on behalf of Paul & Maddalena Gargarella 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 Farzana Khan  905-832-8585 x 3608 <a href="mailto:Farzana.Khan@Vaughan.ca">Farzana.Khan@Vaughan.ca</a>	1) 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 the Development Engineering Department through email at <a href="mailto:DEPermits@vaughan.ca">DEPermits@vaughan.ca</a> or visit <a href="https://www.vaughan.ca/services/residential/dev_eng/permits/Pages/default.aspx">https://www.vaughan.ca/services/residential/dev_eng/permits/Pages/default.aspx</a> to learn how to apply for lot grading and/or servicing approval. 2) Staff have confirmed that the property is located within an unassumed subdivision. The Owner/applicant shall provide satisfactory notification to the developer/builder and approval (Letter or email) of the minor variance and proposed work to the property in question and provide a copy of the notification and approval to the City's Development Engineering Department.



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: 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.

- 26. File:** A156/21 **Ward 5**
- Applicant:** Steven & Alina Mayer
- Agent:** Lorne Rose Architect Inc. (Lorne Rose)
- Address:** 49 Michael Court, Thornhill
- Purpose:** Relief from By-law 1-88, as amended, is being requested to permit the construction of proposed addition to the rear and interior side yard (east) of the existing single family dwelling. Relief is also being requested to permit the existing shed located in the westerly side yard.

<b>Public Written Submissions</b>	
* Public Correspondence received and considered by the Committee in making this decision (received prior to 12:00 p.m. of hearing date)	
Name: Jeffrey Cole Address: 55 Michael Court, Thornhill Nature of Correspondence: Letter of support Explanation of the Effect (if any): Information received.	
Name: Residents Address: 41, 44, 45, 55 Michael Court & 88, 90 Theodore Place, Thornhill Nature of Correspondence: Petition of Support Explanation of the Effect: Information received.	

**Additional Addendum Reports received and provided to the Committee from: None.**  
 Planning Comments – Received January 25, 2018

**Representation**

Lorne Rose, Lorne Rose Architect Inc.

**Comments**

Member Buckler declared a conflict on the application noting that applicant was a known party.

In response to Chair Perrella, Christine Vigneault, Secretary Treasurer, reviewed the proposal, confirmed public written submissions/deputations and recommended conditions of approval.

Lorne Rose advised that Planning staff conducted a site visit and have provided revised comments in support of the proposal. He added that no neighbours object to the proposal and that there is screening and vegetation on all sides of the property.

In response to Member Antinucci, Mr. Rose reviewed the east side elevation plans confirming the location of windows.

Chair Perrella asked if anyone present wished to comment on this application. There was no response.

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

THAT Application No. A156/21 on behalf of Steven & Alina Mayer be **APPROVED**, in accordance with the sketch submitted with the application (as required by Ontario Regulation 200/96) and subject to the following conditions:

	<b>Department/Agency</b>	<b>Condition</b>
1	Development Engineering Farzana Khan  905-832-8585 x 3608 <a href="mailto:Farzana.Khan@Vaughan.ca">Farzana.Khan@Vaughan.ca</a>	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. The owner/applicant shall demonstrate the appropriate LID (Low-impact Development) measures and

	<b>Department/Agency</b>	<b>Condition</b>
		include the measures in the lot grading drawing to the satisfaction of DE to mitigate the impacts of additional storm runoff. Please visit or contact the Development Engineering Department through email at DEPpermits@vaughan.ca or visit <a href="https://www.vaughan.ca/services/residential/dev_eng/permits/Pages/default.aspx">https://www.vaughan.ca/services/residential/dev_eng/permits/Pages/default.aspx</a> to learn how to apply for lot grading and/or servicing approval.

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:** Member Buckler declared an interest and did not participate in the hearing of the application.

**Other Business**

**Motion to Adjourn**

Moved By: S. Kerwin

Seconded By: H. Zheng

THAT the meeting of Committee of Adjustment be adjourned at 8:18 p.m., and the next regular meeting will be held on October 28, 2021.

**Motion Carried.**

September 30, 2021 Meeting Minutes are to be approved at the October 28, 2021 meeting:

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Chair

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Secretary-Treasurer