


|   |  |
|---|--|
|    | <b>Committee of Adjustment Minutes</b><br>Hearing Date: June 16, 2022<br>Time: 6:00 p.m.<br><br>*To obtain the audio/video recording of the minutes please email <a href="mailto:cofa@vaughan.ca">cofa@vaughan.ca</a> .<br><br>In the event of technical difficulties an audio/video recording may not be available. |
| <b>DRAFT</b>  |  |
| <b>Committee Member &amp; Staff Attendance</b>  |  |
| Committee Members:  | Assunta (Sue) Perrella (Chair)<br>Stephen Kerwin (Vice-Chair)<br>Adolfo Antinucci<br>Robert Buckler<br>Hao (Charlie) Zheng   |
| Secretary Treasurer:<br>Administrative Coordinator in Attendance:<br>Zoning Staff in Attendance::<br>Planning Staff in Attendance:: | Christine Vigneault<br>Adriana MacPherson<br>Faegheh Gholami<br>Michelle Perrone   |
| Members / Staff Absent:   | None   |

**Disclosure of Pecuniary Interest**

| Member     | Nature of Interest                              |
|------------|---|
| R. Buckler | A132/22 – Synagogue is a neighbouring property. |

**Adoption of May 26, 2022 Minutes**

| Required Amendment | Page Number |
|--------------------|-------------|
| N/A                | N/A         |

Moved By: Vice Chair S. Kerwin  
Seconded By: Member A. Antinucci

THAT the minutes of the Committee of Adjustment Meeting of Thursday, May 26, 2022, be adopted as circulated.

**Motion Carried.**

**Adjournments / Deferrals from the Jun 16, 2022 Hearing:**

| Item Number | Application Number/Address | Adjournment Date  | Reason for Adjournment                         |
|-------------|----------------------------|-------------------|--|
| 6.7         | A093/22                    | Adourned Sine Die | Request of the applicant due to health issues  |
| 6.16        | A126/22                    | June 20, 2022     | Accommodate statutory public notice            |
| 6.21        | A133/22                    | June 20, 2022     | Request by applicant to address staff comments |
| 6.25        | A142/22                    | June 20, 2022     | Accommodate statutory public notice.           |

**Call for Items Requiring Separate Discussion**

*\*Any item where the Committee, applicant /agent or public wish to speak or where there is relevant correspondence will be called for separate discussion.*

The following items were confirmed by the Committee of Adjustment to **require** separate discussion:

Item 6.1 (B007/21), Item 6.3 (A063/22), Item 6.5 (A083/22), Item 6.6 (A086/22), Item 6.9 (A098/22), Item 6.11 (A109/22), Item 6.19 (A131/22), Item 6.20 (A132/22), Item 6.23 (A136/22), Item 6.24 (A137/22).

Moved By: Member Kerwin  
Seconded By: Member Antinucci

THAT all items **not** requiring separate discussion be **APPROVED**, together with all recommended conditions of approval, as it is the opinion of the Committee the applications not requiring separate discussion meet all four tests under Section 45(1) of the Planning Act.

**CARRIED**

ITEMS REQUIRING SEPARATE DISCUSSION

|           |  |
|-----------|--|
| ITEM: 6.1 | FILE NO.: B007/22<br>PROPERTY: 25 WOODSTREAM BOULEVARD, WOODBRIDGE |
|-----------|--|

File Manager: Pravina Attwala, Administrative Coordinator

Adjournment History: None

Applicant: 25 Woodstream Holdings Ltd.

Agent: Dillon Consulting Limited (Raphael Romeral)

Purpose: Consent is being requested to permit a lease in excess of 21 years for lands described as Part A & B on the Site Plan (SP1A) submitted with the application ("the Leased Lands").

The Leased Lands will accommodate the existing Tim Horton's Restaurant and associated drive-thru.

| Public Correspondence   |      |         |                               |         |
|---|------|---------|-------------------------------|---------|
| *Public correspondence received and considered by the Committee |      |         |                               |         |
| Correspondence Type   | Name | Address | Date Received<br>(mm/dd/yyyy) | Summary |
| None  |      |         |                               |         |

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

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

**Applicant Representation at Hearing:**  
Raphael Romeral

**Persons Before the Committee:**  
The following persons appeared before the Committee of Adjustment in connection with Consent Application B007/22:

| Name                | Position/Title           | Address (Public) | Nature of Submission  |
|---------------------|--------------------------|------------------|---|
| Christine Vigneault | Secretary Treasurer      |                  | Secretary Treasurer reviewed the proposal, confirmed public written submissions/deputations and recommended conditions of approval. |
| Raphael Romeral     | Applicant Representation |                  | Summary of Application  |

The following points of clarification were requested by the Committee:

| Committee Member: | Addressed to: | Point of Clarification: |
|-------------------|---------------|-------------------------|
| None              |               |                         |

Moved By: Vice Chair S. Kerwin  
Seconded By: Member H. Zheng

That in the matter of an application under Section 45(1) of the Planning Act, R.S.O. 1990, c.P13, as amended:

THAT Application No. B007/22 for 25 Woodstream Boulevard, Woodbridge be **APPROVED**, in accordance with the drawings and plans submitted with the application and subject to the following conditions:

| #  | DEPARTMENT / AGENCY   | CONDITION(S) DESCRIPTION   |
|--|---|--|
| <p>All conditions of approval, unless otherwise stated, are considered to be incorporated into the approval “<b>if required</b>”. If a condition is no longer required after an approval is final and binding, the condition may be waived by the respective department or agency requesting conditional approval. A condition cannot be waived without written consent from the respective department or agency.</p> <p><b>Conditions must be fulfilled <u>two years</u> from the date of the giving of the Notice of Decision, failing which this application shall be deemed to be refused. Section 53(41), The Planning Act R.S.O., 1990</b></p> |   |  |
| 1  | Committee of Adjustment<br><a href="mailto:christine.vigneault@vaughan.ca">christine.vigneault@vaughan.ca</a> | <ol style="list-style-type: none"><li>1. That the applicant’s solicitor confirm the legal description of the leased lands.</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 the applicant provide an electronic copy of the deposited reference plan to <a href="mailto:cofa@vaughan.ca">cofa@vaughan.ca</a></li><li>4. Payment of the Certificate Fee as provided on the City of Vaughan’s website</li></ol> |
| 2  | Development Engineering<br><a href="mailto:farzana.khan@vaughan.ca">farzana.khan@vaughan.ca</a>               | The Owner/applicant shall prepare and register a reference plan at their expense showing leased area and all easements to the satisfaction of Development Engineering Department (DE) for the Subject Lands applicable to the Consent Application. The Owner/applicant shall submit a draft reference plan to DE for review prior to deposit with the Land Registry. The Owner/applicant shall submit the deposited reference plan to DE in order to clear this condition.   |
| 3  | TRCA<br><a href="mailto:hamedeh.razavi@trca.ca">hamedeh.razavi@trca.ca</a>                                    | That the applicant provides the required fee amount of \$110.00 payable to the Toronto and Region Conservation Authority.  |

**For the following Reasons:**

This application is approved, as it is the opinion of the Committee that, with the above noted conditions of approval, this application meets the criteria of section 51(24) of the Planning Act to which all consent applications must adhere.

The proposal conforms to the City of Vaughan Official Plan.

The proposal conforms to the Provincial Policy Statements as required by Section 3(1) of the Planning Act.

Any and all written submissions relating to this application that were made to the Committee of Adjustment before its decision and any and all oral submissions related to this application that were made at a public hearing, held under the Planning Act, have been, on balance, taken into consideration by the Committee of Adjustment as part of its deliberations and final decision on this matter.

**Motion Carried**

Members Opposed: None  
Members Absent from Hearing: None

|                  |   |
|------------------|---|
| <b>ITEM: 6.2</b> | <b>FILE NO.: A272/21</b><br><b>PROPERTY: 225 BALDING BLVD, WOODBRIDGE</b> |
|------------------|---|

File Manager: Lenore Providence, Administrative Coordinator

Adjournment History: None

Address: 225 Balding Boulevard, Woodbridge

Applicant: David D'Angelo

Agent: PNP Consulting (Carlo Pierozzi)

Purpose: Relief from the Zoning By-law is being requested to permit the construction of a proposed single family dwelling and cabana.

The subject lands are zoned RE(EN) – Estate Residential Zone (Established Neighbourhood) and subject to the provisions of Exception 14.82 under Zoning By-law 01-2021, as amended.

| # | Zoning By-law 001-2021   | Variance requested  |
|---|--|---|
| 1 | The maximum height of an accessory building and residential accessory structure shall be 3.0 m (measured from established grade to the mid-point of the roof). [4.1.4]   | To permit an accessory building (cabana) with a maximum height of 4.3 metres (measured from established grade to the mid-point of the roof). to the mid-point of the roof). |
| 2 | In any Residential Zone, the maximum lot coverage of all accessory buildings and residential accessory structures excluding an accessory detached garage shall be 10% or 67.0 m2, whichever is less. [4.1.3 1] | To permit a maximum lot coverage of 90 m2 for an accessory building (cabana).   |

The subject lands are zoned RR – Rural Residential and subject to the provisions of Exception 9(168) under Zoning By-law 1-88, as amended.

|   | Zoning By-law 1-88   | Variance requested   |
|---|--|--|
| 3 | A maximum lot coverage of 10% is permitted. [Schedule A]   | To permit a maximum lot coverage of 13.4% (Dwelling 11.8% and Cabana 1.6%).  |
| 4 | A maximum building height of 4.5 metres measured from average finished ground level is permitted for an accessory structure (cabana). [4.1.1 b]                              | To permit a maximum building height of 4.9 metres (to the highest point) for an accessory structure (cabana)                                 |
| 5 | The nearest part of the roof shall not be more than three (3) metres above finished grade for an accessory structure (cabana). [4.1.1 b]                                     | To permit a maximum building height of 3.25 metres to the nearest part of the roof above finished grade for an accessory structure (cabana). |
| 6 | The percentage of the lot area covered by all accessory buildings and structures other than those attached to the main building shall not exceed 67 square metres. [4.1.1 a] | To permit a maximum lot coverage of 68 m2 for all accessory buildings and structures not attached to the main building.                      |

| Public Correspondence   |      |         |                            |         |
|---|------|---------|----------------------------|---------|
| *Public correspondence received and considered by the Committee |      |         |                            |         |
| Correspondence Type   | Name | Address | Date Received (mm/dd/yyyy) | Summary |
| None  |      |         |                            |         |

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

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

**Applicant Representation at Hearing:**  
Carlo Pierozzi

**Persons Before the Committee:**  
The following persons appeared before the Committee of Adjustment in connection with Minor Variance Application A272/21:

| Name                | Position/Title           | Address (Public) | Nature of Submission  |
|---------------------|--------------------------|------------------|---|
| Christine Vigneault | Secretary Treasurer      |                  | Secretary Treasurer reviewed the proposal, confirmed public written submissions/deputations and recommended conditions of approval. |
| Carlo Pierozzi      | Applicant Representation |                  | Summary of Application  |

The following points of clarification were requested by the Committee:

| Committee Member: | Addressed to: | Point of Clarification: |
|-------------------|---------------|-------------------------|
| None              |               |                         |

Moved By: Member A. Antinucci  
Seconded By: Vice Chair S. Kerwin

That in the matter of an application under Section 45(1) of the Planning Act, R.S.O. 1990, c.P13, as amended:

THAT Application No. A272/21 for 225 Balding Boulevard, Woodbridge be **APPROVED**, in accordance with the drawings and plans submitted with the application and subject to the following conditions:

| #  | DEPARTMENT / AGENCY   | CONDITION(S) DESCRIPTION   |
|--|---|--|
| <p>All conditions of approval, unless otherwise stated, are considered to be incorporated into the approval “<b>if required</b>”. If a condition is no longer required after an approval is final and binding, the condition may be waived by the respective department or agency requesting conditional approval. A condition cannot be waived without written consent from the respective department or agency.</p> <p>It is the responsibility of the owner/applicant and/or authorized agent to obtain and provide a clearance letter from respective department and/or agency (<b>see condition chart below for contact</b>). This letter must be provided to the Secretary-Treasurer to be finalized. All conditions must be cleared prior to the issuance of a Building Permit.</p> |   |  |
| 1  | Development Planning<br><a href="mailto:joshua.cipolletta@vaughan.ca">joshua.cipolletta@vaughan.ca</a>                        | That the final Landscape Plan, including the proposed planting details, be approved to the satisfaction of the Development Planning Department.  |
| 2  | Development Engineering<br><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:DEPermits@vaughan.ca">DEPermits@vaughan.ca</a> or visit the grading permit link provided above to learn how to apply for lot grading and/or servicing approval. |
| 3  | Parks, Forestry and Horticulture Operations<br><a href="mailto:zachary.guizzetti@vaughan.ca">zachary.guizzetti@vaughan.ca</a> | Applicant to apply for a private tree removal permit.  |
| 4  | TRCA<br><a href="mailto:hamedeh.razavi@trca.ca">hamedeh.razavi@trca.ca</a>  | 1. The applicant successfully obtains a permit pursuant to Ontario Regulation 166/06 from TRCA for the proposed works.<br>2. The applicant provides the required fee amount of \$875.00 payable to the Toronto and Region Conservation Authority.  |

**For the following Reasons:**

This application is approved, as it is the opinion of the Committee that, with the above noted conditions of approval, this application meets all four tests under Section 45(1) of the Planning Act.

Any and all written submissions relating to this application that were made to the Committee of Adjustment before its decision and any and all oral submissions related to this application that were made at a public hearing, held under the Planning Act, have been, on balance, taken into consideration by the Committee of Adjustment as part of its deliberations and final decision on this matter.

**Motion Carried**

Members Opposed: None  
Members Absent from Hearing: None

|                  |  |
|------------------|--|
| <b>ITEM: 6.3</b> | <b>FILE NO.: A063/22</b><br><b>PROPERTY: 233 SWEETRIVER BLVD., BLDG C, MAPLE</b> |
|------------------|--|

File Manager: Lenore Providence, Administrative Coordinator

Adjournment History: 04/14/2022

Address: 233 Sweetriver Blvd, Maple

Applicant: 2019625 Ontario Inc. (Joe Zanchin)

Agent: Wes Surdyka Architect Inc. (Wes Surdyka)

Purpose: Relief from the Zoning By-law is being requested to permit proposed additions to the existing car dealerships on the subject land and to permit that waste storage not be wholly located within a building.

The subject lands are zoned **GMU, General Mixed Use Zone** and subject to the provisions of Exception 14.700 under Zoning By-law 001-2021.

| # | Zoning By-law 001-2021   | Variance requested   |
|---|--|--|
| 1 | The proposed addition to Building C shall be located within the required 3.5 m to 7 m build-to-zone. [Table 8-3]                             | To permit a building not to be located within the required 3.5 m to 7 m build-to-zone for a proposed addition to Building C.                     |
| 2 | A minimum ground floor height of 4.5 metres is required for the proposed addition to Building C. [Table 8-3]                                 | To permit a minimum ground floor height of 3.81 m for a proposed addition to Building C.   |
| 3 | Waste storage shall be wholly located within a building, within a waste storage enclosure or within a private garage in the GMU zone. [4.24] | To permit waste storage not to be wholly located within a building, within a waste storage enclosure or within a private garage in the GMU zone. |

The subject lands are zoned C1, Restricted Commercial and subject to the provisions of Exception 9(1031A) under Zoning By-law 1-88, as amended.

|   | Zoning By-law 1-88  | Variance requested   |
|---|---|--|
| 4 | A minimum rear yard setback of 15 metres is required to Building C. [Schedule A]  | To permit a minimum rear yard setback of 9.04 metres to Building C.              |
| 5 | A strip of land not less than 6.0 metres in width shall be provided along a lot line which abuts a street line, and shall be used for no other purpose than landscaping. [Subsections 3.13 & 5.1.1] | To permit a minimum landscape strip width of 4.46 metres abutting a street line. |

| Public Correspondence   |      |         |                            |         |
|---|------|---------|----------------------------|---------|
| *Public correspondence received and considered by the Committee |      |         |                            |         |
| Correspondence Type   | Name | Address | Date Received (mm/dd/yyyy) | Summary |
| None  |      |         |                            |         |

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

| Staff & Agency Correspondence (Addendum)       |  |
|--|--|
| * Processed as an addendum to the Staff Report |  |
| Planning Comments – June 15, 2022              |  |

Applicant Representation at Hearing:  
Wes Surdyka



**Persons Before the Committee:**

The following persons appeared before the Committee of Adjustment in connection with Minor Variance Application A063/22:

| Name                | Position/Title           | Address (Public) | Nature of Submission  |
|---------------------|--------------------------|------------------|---|
| Christine Vigneault | Secretary Treasurer      |                  | Secretary Treasurer reviewed the proposal, confirmed public written submissions/deputations and recommended conditions of approval. |
| Wes Surdyka         | Applicant Representation |                  | Summary of Application  |

The following points of clarification were requested by the Committee:

| Committee Member: | Addressed to: | Point of Clarification: |
|-------------------|---------------|-------------------------|
| None              |               |                         |

Moved By: Vice Chair S. Kerwin  
Seconded By: Member H. Zheng

That in the matter of an application under Section 45(1) of the Planning Act, R.S.O. 1990, c.P13, as amended:

THAT Application No. A063/22 for 233 Sweetriver Blvd, Maple be **APPROVED**, in accordance with the drawings and plans submitted with the application and subject to the following conditions:

| SUMMARY OF RECOMMENDED CONDITIONS OF APPROVAL   |   |  |
|---|---|--|
| All conditions of approval, unless otherwise stated, are considered to be incorporated into the approval “if required”. If a condition is no longer required after an approval is final and binding, the condition may be waived by the respective department or agency requesting conditional approval. A condition cannot be waived without written consent from the respective department or agency. |   |  |
| #   | DEPARTMENT / AGENCY   | CONDITION(S) DESCRIPTION   |
| 1   | Development Engineering<br><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.21.042) from the Development Engineering (DE) Department. |
| 2   | TRCA<br><a href="mailto:hamedeh.razavi@trca.ca">hamedeh.razavi@trca.ca</a>                      | The applicant submits the application fee of \$610 payable to the Toronto and Region Conservation Authority.   |

**For the following Reasons:**

This application is approved, as it is the opinion of the Committee that, with the above noted conditions of approval, this application meets all four tests under Section 45(1) of the Planning Act.

Any and all written submissions relating to this application that were made to the Committee of Adjustment before its decision and any and all oral submissions related to this application that were made at a public hearing, held under the Planning Act, have been, on balance, taken into consideration by the Committee of Adjustment as part of its deliberations and final decision on this matter.

**Motion Carried**

Members Opposed: None  
Members Absent from Hearing: None

|                  |  |
|------------------|--|
| <b>ITEM: 6.4</b> | <b>FILE NO.: A064/22</b><br><b>PROPERTY: 27 WELLER CRESCENT, MAPLE</b> |
|------------------|--|

File Manager: Adriana MacPherson, Administrative Coordinator

Adjournment History: (either None or insert dates of previous hearings)

Address: 27 Weller Crescent, Maple

Applicant: Dino and Claudia Nunno

Agent: Pool Craft (Olusola Egunjobi)

Purpose: Relief from the Zoning By-law is being requested to permit the construction of a proposed cabana.

The subject lands are zoned **R1E(EN) – First Density Residential Zone (Established Neighbourhood)** and subject to the provisions of **Exception 14.534 under Zoning By-law 001-2021, as amended.**

| # | Zoning By-law 01-2021  | Variance requested   |
|---|--|--|
| 1 | Pool equipment is permitted to encroach a maximum of 1.5 metres into the required rear yard.[4.13, Table 4-1]  | To permit the pool equipment to encroach a maximum of 1.59 metres in the required rear yard.                           |
| 2 | The minimum required interior side yard is 2.4 metres.[4.1.2 b.]   | To permit a minimum interior side yard of 0.82 m.  |
| 3 | The maximum permitted lot coverage is 23%. [7.2.2, Table 7-3]  | To permit a maximum lot coverage of 33.9%. (Dwelling 31.35%, Cabana 2.55%)   |
| 4 | Unless otherwise expressly permitted by this By-law, a minimum distance of 0.6 m shall be required from any permitted encroachment to the nearest lot line. [4.13 3] | To permit the eaves of the proposed accessory building to be a minimum of 0.58 m from the east interior side lot line. |

The subject lands are zoned **R1V – Old Village Residential** under **Zoning By-law 1-88, as amended.**

|   | Zoning By-law 1-88  | Variance requested   |
|---|---|--|
| 5 | Pool equipment is permitted to encroach a maximum of 1.5 metres into the required rear yard. [3.14 h) ii) | To permit the pool equipment to encroach a maximum of 1.59 metres in the required rear yard. |
| 6 | The minimum required rear yard is 7.5 metres. [4.1.9, Schedule A]   | To permit a minimum rear yard of 7.43 metres.  |
| 7 | The minimum required interior side yard is 1.5 metres. [4.1.9, Schedule A]                                | To permit a minimum interior side yard of 0.82 metres.                                       |
| 8 | The maximum permitted lot coverage is 20%. [4.1.9, Schedule A]  | To permit a maximum lot coverage of 30.1%.   |

| Public Correspondence   |      |         |                            |         |
|---|------|---------|----------------------------|---------|
| *Public correspondence received and considered by the Committee |      |         |                            |         |
| Correspondence Type   | Name | Address | Date Received (mm/dd/yyyy) | Summary |
| None  |      |         |                            |         |

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

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

Applicant Representation at Hearing:  
Olusola Egunjobi

**Persons Before the Committee:**

The following persons appeared before the Committee of Adjustment in connection with Minor Variance Application A064/22:

| Name                | Position/Title           | Address (Public) | Nature of Submission  |
|---------------------|--------------------------|------------------|---|
| Christine Vigneault | Secretary Treasurer      |                  | Secretary Treasurer reviewed the proposal, confirmed public written submissions/deputations and recommended conditions of approval. |
| Olusola Egunjobi    | Applicant Representation |                  | Summary of Application  |

The following points of clarification were requested by the Committee:

| Committee Member: | Addressed to: | Point of Clarification: |
|-------------------|---------------|-------------------------|
| None              |               |                         |

Moved By: Member A. Antinucci  
Seconded By: Vice Chair S. Kerwin

That in the matter of an application under Section 45(1) of the Planning Act, R.S.O. 1990, c.P13, as amended:

THAT Application No. A064/22for 27 Weller Crescent, Maple be **APPROVED**, in accordance with the drawings and plans submitted with the application and subject to the following conditions:

| SUMMARY OF RECOMMENDED CONDITIONS OF APPROVAL   |   |  |
|---|---|--|
| All conditions of approval, unless otherwise stated, are considered to be incorporated into the approval “if required”. If a condition is no longer required after an approval is final and binding, the condition may be waived by the respective department or agency requesting conditional approval. A condition cannot be waived without written consent from the respective department or agency. |   |  |
| #   | DEPARTMENT / AGENCY   | CONDITION(S) DESCRIPTION   |
| 1   | Development Engineering<br><a href="mailto:farzana.khan@vaughan.ca">farzana.khan@vaughan.ca</a> | The Owner/applicant shall submit a revised 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 DEPermits@vaughan.ca or visit the grading permit link provided above to learn how to apply for lot grading and/or servicing approval. |

**For the following Reasons:**

This application is approved, as it is the opinion of the Committee that, with the above noted conditions of approval, this application meets all four tests under Section 45(1) of the Planning Act.

Any and all written submissions relating to this application that were made to the Committee of Adjustment before its decision and any and all oral submissions related to this application that were made at a public hearing, held under the Planning Act, have been, on balance, taken into consideration by the Committee of Adjustment as part of its deliberations and final decision on this matter.

**Motion Carried**

Members Opposed: None  
Members Absent from Hearing: None

|                  |  |
|------------------|--|
| <b>ITEM: 6.5</b> | <b>FILE NO.: A083/22</b><br><b>PROPERTY: 465 KLEINBURG SUMMIT WAY. KLEINBURG</b> |
|------------------|--|

File Manager: Lenore Providence, Administrative Coordinator

Adjournment History: None

Address: 465 Kleinburg Summit Way, Kleinburg

Applicant: Zakir and Aliya Mandozai

Agent: Caprija Corporation (Mazhar Raja)

Purpose: Relief from the Zoning By-law is required to permit a proposed secondary suite.

**The subject lands are zoned R3 – Third Density Residential Zone and subject to the provisions of Exception 14.1041 under Zoning By-law 001-2021, as amended.**

| # | Zoning By-law 01-2021   | Variance requested   |
|---|---|--|
| 1 | Open, unenclosed access stairs are permitted to encroach into a required interior side yard a maximum of 0.3 metres. [4.13, Table 4-1]  | To permit access stairs to encroach into the required interior side yard setback a maximum of 0.91 metres.                             |
| 2 | Unless otherwise expressly permitted by this By-law, a minimum distance of 0.6 m shall be required from any permitted encroachment to the nearest lot line. [4.13 3]                            | To permit a minimum distance of 0.3 metres from access stairs to the interior side lot line.   |
| 3 | Hard landscape is permitted to encroach into a required yard up to 0.6 m from any lot line. [4.13, Table 4-1]   | To permit hard landscape to encroach up to 0.0 m from the interior side lot line.  |
| 4 | An entrance to a secondary suite shall be accessible from the street by an unobstructed hard landscaped surface walkway measuring a minimum of 1.2 m in width, or from a driveway. [5.20 10.b.] | To permit the entrance to the secondary suite to be accessible from the street by an unobstructed walkway that is not hard landscaped. |

**The subject lands are zoned RD3 – Residential Detached Zone Three and subject to the provisions of Exception 9(1414) under Zoning By-law 1-88, as amended.**

|   | Zoning By-law 1-88  | Variance requested   |
|---|---|--|
| 5 | The minimum interior side yard setback to a door shall be 1.8 metres where a door providing access to the dwelling or an attached garage. [4.22.3, Schedule A3, General Note C]             | To permit a minimum interior side yard setback of 1.21 metres to a door providing access to the dwelling.                              |
| 6 | Exterior stairways may extend into a required interior side yard to a maximum distance of 0.3 metres. [3.14 c)]   | To permit the proposed exterior stairway to extend into the required interior side yard a maximum distance of 0.91 metres.             |
| 7 | An entrance to a Secondary Suite shall be accessible from the street by an unobstructed hard landscaped surface walkway measuring a minimum of 1.2m in width, or a driveway. [4.1.8 vi. B.] | To permit the entrance to the secondary suite to be accessible from the street by an unobstructed walkway that is not hard landscaped. |

| Public Correspondence   |      |         |                            |         |
|---|------|---------|----------------------------|---------|
| *Public correspondence received and considered by the Committee |      |         |                            |         |
| Correspondence Type   | Name | Address | Date Received (mm/dd/yyyy) | Summary |
| None  |      |         |                            |         |

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

| Staff & Agency Correspondence (Addendum)<br>* Processed as an addendum to the Staff Report |  |
|--|--|
| Planning Comments – June 15, 2022  |  |
| Building Standards (Zoning) Comments – June 15, 2022                                       |  |

**Applicant Representation at Hearing:**  
Mazhar Raja

**Persons Before the Committee:**  
The following persons appeared before the Committee of Adjustment in connection with Minor Variance Application A083/22:

| Name                | Position/Title           | Address (Public) | Nature of Submission  |
|---------------------|--------------------------|------------------|---|
| Christine Vigneault | Secretary Treasurer      |                  | Secretary Treasurer reviewed the proposal, confirmed public written submissions/deputations and recommended conditions of approval. |
| Mazhar Raja         | Applicant Representation |                  | Summary of Application  |

The following points of clarification were requested by the Committee:

| Committee Member: | Addressed to:            | Point of Clarification:  |
|-------------------|--------------------------|--|
| Member R. Buckler | Applicant Representation | Requested clarification on status of secondary suite and whether it was currently functioning for this purpose.<br><br>Requested clarification on whether neighbours were consulted. |

Moved By: Member A. Antinucci  
Seconded By: Vice Chair S. Kerwin

That in the matter of an application under Section 45(1) of the Planning Act, R.S.O. 1990, c.P13, as amended:

THAT Application No. A083/22for 465 Kleinburg Summit Way, Kleinburg be **APPROVED**, in accordance with the drawings and plans submitted with the application and subject to the following conditions:

| SUMMARY OF RECOMMENDED CONDITIONS OF APPROVAL   |   |   |
|---|---|---|
| All conditions of approval, unless otherwise stated, are considered to be incorporated into the approval “if required”. If a condition is no longer required after an approval is final and binding, the condition may be waived by the respective department or agency requesting conditional approval. A condition cannot be waived without written consent from the respective department or agency. |   |   |
| #   | DEPARTMENT / AGENCY   | CONDITION(S) DESCRIPTION  |
| 1   | Development Engineering<br><a href="mailto:farzana.khan@vaughan.ca">farzana.khan@vaughan.ca</a> | The Owner shall provide a written Letter of Undertaking (template can be requested from DE) to the satisfaction of Development Engineering to install permeable pavers in the side yard in order to facilitate drainage as per design drawing prepared by Caprija Corporation provided on May 09, 2022. |

**For the following Reasons:**

This application is approved, as it is the opinion of the Committee that, with the above noted conditions of approval, this application meets all four tests under Section 45(1) of the Planning Act.

Any and all written submissions relating to this application that were made to the Committee of Adjustment before its decision and any and all oral submissions related to this application that were made at a public hearing, held under the Planning Act, have been, on balance, taken into consideration by the Committee of Adjustment as part of its deliberations and final decision on this matter.

**Motion Carried**

Members Opposed: None  
Members Absent from Hearing: None

|                  |   |
|------------------|---|
| <b>ITEM: 6.6</b> | <b>FILE NO.: A086/22</b><br><b>PROPERTY: 19 GRANARY RD. KLEINBURG</b> |
|------------------|---|

File Manager: Lenore Providence, Administrative Coordinator

Adjournment History: None

Address: 19 Granary Road, Kleinburg

Applicant: Robert Pasutto & Anne Teresa Riga

Agent: None

Purpose: Relief from the Zoning By-law is being requested to permit the construction of a proposed pavilion in the rear yard.

The subject lands are zoned R1B (EN) – First Density Residential Zone (Established Neighbourhood) and subject to the provisions of Exception 14.336 under Zoning By-law 001-2021, as amended.

| # | Zoning By-law 01-2021  | Variance requested   |
|---|--|--|
| 1 | The minimum rear yard is 2.4 metres. [4.1.2 1. b.]   | To permit a minimum rear yard of 1.0 metre.  |
| 2 | The minimum interior side yard is 2.4 metres. [4.1.2 1. b.]  | To permit a minimum interior side yard of 1.52 metres.   |
| 3 | The maximum height of an accessory building and residential accessory structure shall be 3.0 m. [4.1.4 1]                  | To permit the maximum height of the residential accessory structure to be 3.65 metres.                           |
| 4 | Eaves shall not project more than 0.5 metres into a required yard. [4.13, Table 4-1]                                       | To permit the eaves to encroach 0.61 metres into the required interior side yard.                                |
| 5 | In the R1B Zone, any portion of a yard in excess of 135.0 m² shall be comprised of a minimum 60% soft landscape.[4.19.1 1] | To permit the portion of the rear yard in excess of 135.0 m² to be comprised of a minimum of 55% soft landscape. |

The subject lands are zoned R1 – Residential Zone and subject to the provisions of Exception 9(563) under Zoning By-law 1-88, as amended.

|   | Zoning By-law 1-88   | Variance requested  |
|---|--|---|
| 6 | The minimum rear yard is 9.0 metres. [9(563 iii), Schedule T-52]   | To permit a minimum rear yard of 1.0 metre.   |
| 7 | Eaves shall not project more than 0.5 metres into a required yard. [3.14 c)]   | To permit the eaves to encroach 0.61 metres into the required interior side yard.                                     |
| 8 | The nearest part of the roof of any accessory building or structure shall not be more than three (3) metres above finished grade. [4.1.1 b)]   | To permit the nearest part of the roof of the accessory to be a maximum of 3.05 metres above finished grade.          |
| 9 | In an R1 Zone, where the area of a rear yard of a lot is greater than 135 sq. m., a minimum of sixty percent (60%) of that portion of the rear yard in excess of 135 sq. m shall be composed of soft landscaping. [4.1.2 b)] | To permit the portion of the rear yard in excess of 135.0 sq. m to be comprised of a minimum of 55% soft landscaping. |

| Public Correspondence   |              |                 |                            |                      |
|---|--------------|-----------------|----------------------------|----------------------|
| *Public correspondence received and considered by the Committee |              |                 |                            |                      |
| Correspondence Type   | Name         | Address         | Date Received (mm/dd/yyyy) | Summary              |
| Public  | Joe Chimenti | 25 Granary Road | 06/13/2022                 | Letter of Opposition |

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



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

**Applicant Representation at Hearing:**  
Peter Del Grosso

**Persons Before the Committee:**  
The following persons appeared before the Committee of Adjustment in connection with Minor Variance Application A086/22:

| Name                | Position/Title           | Address (Public) | Nature of Submission  |
|---------------------|--------------------------|------------------|---|
| Christine Vigneault | Secretary Treasurer      |                  | Secretary Treasurer reviewed the proposal, confirmed public written submissions/deputations and recommended conditions of approval.   |
| Peter Del Grosso    | Applicant Representation |                  | Summary of Application<br>Addressed neighbour comments.   |
| Robert Passuto      | Applicant                |                  | Addressed neighbour comments.   |
| Joe Chimenti        | Public                   | 25 Granary Road  | Opposed to Application<br><br><b>Concerns Raised:</b> <ul style="list-style-type: none"><li>▪ Excessive hardscaping</li><li>▪ Incomplete plans/drawings</li><li>▪ Height of structure</li><li>▪ Altering of grade and impact on drainage</li><li>▪ Using abutting property for construction access.</li><li>▪ Damage to A/C unit at 25 Granary Road</li><li>▪ In-home business.</li></ul> |

The following points of clarification were requested by the Committee:

| Committee Member:  | Addressed to:       | Point of Clarification:  |
|--------------------|---------------------|--|
| Chair. S. Perrella | Secretary Treasurer | Clarified that the Committee’s decision is tied to the plans submitted with the application. |

Moved By: Member A. Antinucci  
Seconded By: Vice Chair S. Kerwin

That in the matter of an application under Section 45(1) of the Planning Act, R.S.O. 1990, c.P13, as amended:

THAT Application No. A086/22for 19 Granary Road, Kleinburg be **APPROVED**, in accordance with the drawings and plans submitted with the application and subject to the following conditions:

| SUMMARY OF RECOMMENDED CONDITIONS OF APPROVAL   |   |  |
|---|---|--|
| All conditions of approval, unless otherwise stated, are considered to be incorporated into the approval “if required”. If a condition is no longer required after an approval is final and binding, the condition may be waived by the respective department or agency requesting conditional approval. A condition cannot be waived without written consent from the respective department or agency. |   |  |
| #   | DEPARTMENT / AGENCY   | CONDITION(S) DESCRIPTION   |
| 1   | Development Engineering<br><a href="mailto:ian.reynolds@vaughan.ca">ian.reynolds@vaughan.ca</a> | The Owner/applicant shall submit a revised 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 the grading permit link provided above to learn how to apply for lot grading and/or servicing approval. |

**For the following Reasons:**

This application is approved, as it is the opinion of the Committee that, with the above noted conditions of approval, this application meets all four tests under Section 45(1) of the Planning Act.

Any and all written submissions relating to this application that were made to the Committee of Adjustment before its decision and any and all oral submissions related to this application that were made at a public hearing, held under the Planning Act, have been, on balance, taken into consideration by the Committee of Adjustment as part of its deliberations and final decision on this matter.

**Motion Carried**

Members Opposed: None

Members Absent from Hearing: None



|                  |  |
|------------------|--|
| <b>ITEM: 6.8</b> | <b>FILE NO.: A095/22</b><br><b>PROPERTY: 3737 MAJOR MACKENZIE DRIVE, VAUGHAN</b> |
|------------------|--|

File Manager: Pravina Attwala, Administrative Coordinator

Adjournment History: None

Address: 3737 Major Mackenzie Drive, Vaughan

Applicant: Majorwest Commercial II Limited (Stephanie V)

Agent: c/o Macaulay Shiomi Howson Ltd. (Nick Pileggi)

Purpose: Relief from the Zoning By-law is being requested to permit a reduced minimum gross floor area devoted to office and medical uses to allow flexibility for future commercial uses to occupy the site.

The subject lands are zoned GMU(H) – General Mixed-Use Zone subject to a Holding Provisions and subject to the provisions of Exception 14.690 under Zoning By-law 001-2021, as amended.

The subject lands are zoned C5, Community Commercial Zone and subject to the provisions of Exception 9(1019A) under Zoning By-law 1-88, as amended.

| Zoning By-law 1-88 |   | Variance requested  |
|--------------------|---|---|
| 1                  | The Minimum Floor Area devoted to office and medical office uses shall not be less than 1,600m² GFA. [9(1019A) bi)] | To permit a minimum gross floor area devoted to office and medical office uses of 515.96m². |

| Public Correspondence   |      |         |                            |         |
|---|------|---------|----------------------------|---------|
| *Public correspondence received and considered by the Committee |      |         |                            |         |
| Correspondence Type   | Name | Address | Date Received (mm/dd/yyyy) | Summary |
| None  |      |         |                            |         |

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

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

**Applicant Representation at Hearing:**  
Nick Pileggi

**Persons Before the Committee:**  
The following persons appeared before the Committee of Adjustment in connection with Minor Variance Application A095/22:

| Name                | Position/Title           | Address (Public) | Nature of Submission  |
|---------------------|--------------------------|------------------|---|
| Christine Vigneault | Secretary Treasurer      |                  | Secretary Treasurer reviewed the proposal, confirmed public written submissions/deputations and recommended conditions of approval. |
| Nick Pileggi        | Applicant Representation |                  | Summary of Application  |

The following points of clarification were requested by the Committee:

| Committee Member: | Addressed to: | Point of Clarification: |
|-------------------|---------------|-------------------------|
| None              |               |                         |

Moved By: Member A. Antinucci

Seconded By: Vice Chair S. Kerwin

That in the matter of an application under Section 45(1) of the Planning Act, R.S.O. 1990, c.P13, as amended:

THAT Application No. A095/22 for 3737 Major Mackenzie Drive, Vaughan be **APPROVED**, in accordance with the drawings and plans submitted with the application.

**For the following Reasons:**

This application is approved, as it is the opinion of the Committee that, with the above noted conditions of approval, this application meets all four tests under Section 45(1) of the Planning Act.

Any and all written submissions relating to this application that were made to the Committee of Adjustment before its decision and any and all oral submissions related to this application that were made at a public hearing, held under the Planning Act, have been, on balance, taken into consideration by the Committee of Adjustment as part of its deliberations and final decision on this matter.

**Motion Carried**

Members Opposed: None

Members Absent from Hearing: None

|                  |  |
|------------------|--|
| <b>ITEM: 6.9</b> | <b>FILE NO.: A098/22</b><br><b>PROPERTY: 226 BLACKBURN BLVD WOODBRIDGE</b> |
|------------------|--|

File Manager: Pravina Attwala, Administrative Coordinator

Adjournment History: None

Address: 226 Blackburn Boulevard, Woodbridge

Applicant: Rosanna Deo

Agent: DiScipio Associates Inc. (Rick DiScipio)

Purpose: Relief from the Zoning By-law is being requested to permit the construction of a proposed cabana to be located in the rear yard.

The subject lands are zoned **R1A (EN) – First Density Residential Zone (Established Neighbourhood)** and subject to the provisions of **Exception 14.351 under Zoning By-law 001-2021, as amended.**

| # | Zoning By-law 01-2021   | Variance requested  |
|---|---|---|
| 1 | A residential accessory structure with a height greater than 2.8 m shall not be located closer than 2.4 m to any lot line. [4.1.2 1.b.] | To permit the proposed residential accessory structure (cabana) to be located 1.5 m from the interior side lot line.  |
| 2 | A residential accessory structure with a height greater than 2.8 m shall not be located closer than 2.4 m to any lot line. [4.1.2 1.b.] | To permit the proposed residential accessory structure (cabana) to be located 1.15 m from the interior side lot line. |
| 3 | The maximum height of an accessory building and residential accessory structure shall be 3.0 m. [4.1.4 1]                               | To permit the maximum height of the residential accessory structure (cabana) to be 3.95m                              |
| 4 | The maximum permitted yard encroachment shall be 0.3 metres. [14.351.1 1.b.]  | To permit eaves to encroach a maximum of 0.76 metres.   |

The subject lands are zoned **R1 – Residential** and subject to the provisions of **Exception 9(589) under Zoning By-law 1-88, as amended.**

|   | Zoning By-law 1-88  | Variance requested   |
|---|---|--|
| 5 | The minimum required rear yard is 7.5 metres. [9(589) ci), Schedule T-54] | To permit a minimum rear yard to the accessory building (cabana) of 1.15 metres. |
| 6 | The maximum permitted yard encroachment shall be 0.3 metres. [9(589) bi)] | To permit eaves to encroach a maximum of 0.76 metres.                            |

| Public Correspondence   |               |                    |                            |                      |
|---|---------------|--------------------|----------------------------|----------------------|
| *Public correspondence received and considered by the Committee |               |                    |                            |                      |
| Correspondence Type   | Name          | Address            | Date Received (mm/dd/yyyy) | Summary              |
| Public  | Pagano Family | 218 Blackburn Blvd | 06/15/2022                 | Letter of Opposition |

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

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

**Applicant Representation at Hearing:**  
Rick DiScipio

Persons Before the Committee:

The following persons appeared before the Committee of Adjustment in connection with Minor Variance Application A098/22:

| Name                | Position/Title           | Address (Public) | Nature of Submission  |
|---------------------|--------------------------|------------------|---|
| Christine Vigneault | Secretary Treasurer      |                  | Secretary Treasurer reviewed the proposal, confirmed public written submissions/deputations and recommended conditions of approval. |
| Rick DiScipio       | Applicant Representation |                  | Summary of Application<br>Addressed neighbour concerns.   |

The following points of clarification were requested by the Committee:

| Committee Member: | Addressed to: | Point of Clarification: |
|-------------------|---------------|-------------------------|
| None              |               |                         |

Moved By: Member H. Zheng  
Seconded By: Member A. Antinucci

That in the matter of an application under Section 45(1) of the Planning Act, R.S.O. 1990, c.P13, as amended:

THAT Application No. A098/22 for 226 Blackburn Boulevard, Woodbridge be **APPROVED**, in accordance with the drawings and plans submitted with the application and subject to the following conditions:

| SUMMARY OF RECOMMENDED CONDITIONS OF APPROVAL   |  |  |
|---|--|--|
| All conditions of approval, unless otherwise stated, are considered to be incorporated into the approval “if required”. If a condition is no longer required after an approval is final and binding, the condition may be waived by the respective department or agency requesting conditional approval. A condition cannot be waived without written consent from the respective department or agency. |  |  |
| #   | DEPARTMENT / AGENCY  | CONDITION(S) DESCRIPTION   |
| 1   | Development Planning<br><a href="mailto:joshua.cipolletta@vaughan.ca">joshua.cipolletta@vaughan.ca</a> | That the final Tree Protection Plan be approved to the satisfaction of the Development Planning Department.  |
| 2   | Development Engineering<br><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:DEPermits@vaughan.ca">DEPermits@vaughan.ca</a> or visit the grading permit link provided above to learn how to apply for lot grading and/or servicing approval. |

**For the following Reasons:**

This application is approved, as it is the opinion of the Committee that, with the above noted conditions of approval, this application meets all four tests under Section 45(1) of the Planning Act.

Any and all written submissions relating to this application that were made to the Committee of Adjustment before its decision and any and all oral submissions related to this application that were made at a public hearing, held under the Planning Act, have been, on balance, taken into consideration by the Committee of Adjustment as part of its deliberations and final decision on this matter.

**Motion Carried**

Members Opposed: None  
Members Absent from Hearing: None

|                   |   |
|-------------------|---|
| <b>ITEM: 6.10</b> | <b>FILE NO.: A100/22</b><br><b>PROPERTY: 99 VAUGHAN BLVD. THORNHILL</b> |
|-------------------|---|

File Manager: Lenore Providence, Administrative Coordinator

Adjournment History: 05/26/2022 (Adjourned to accommodate statutory public notice).

Address: 99 Vaughan Boulevard, Thornhill

Applicant: Alexandre and Debbie Chabachevitch

Agent: VArchitect Inc. (Pavlo Tourko)

Purpose: Relief from the Zoning By-law is being requested to permit the construction of a proposed shed to be located in the rear yard.

The subject lands are zoned **R4(EN) – Fourth Density Residential Zone (Established Neighbourhood)** and subject to the provisions of **Exception 14.386 under Zoning By-law 001-2021, as amended.**

| # | Zoning By-law 001-2021   | Variance requested  |
|---|--|---|
| 1 | The minimum rear yard setback required is 2.4 metres.<br>Section 4.1.2 b       | To permit a minimum rear yard setback of 1.56 metres to an accessory building (shed).                                       |
| 2 | The minimum interior side yard setback required is 2.4 metres. Section 4.1.2 b | To permit a minimum interior side yard setback of 0.93 metres to an accessory building (shed).                              |
| 3 | The maximum lot coverage permitted is 30%.<br>Exception 9(641), T-61           | To permit a maximum lot coverage of 38.66%.<br>(+/- Dwelling 34.3%, Shed 2.2%, Covered Porch 1.2%, +/- Eaves/Soffits 0.96%) |

The subject lands are zoned **R4 – Residential Zone** and subject to the provisions of **Exception 9(641) under Zoning By-law 1-88, as amended.**

|   | Zoning By-law 1-88  | Variance requested  |
|---|---|---|
| 1 | The minimum rear yard setback required is 7.5 metres.<br>Exception 9(641), T-61       | To permit a minimum rear yard setback of 1.56 metres to an accessory building (shed).               |
| 2 | The minimum interior side yard setback required is 1.2 metres. Exception 9(641), T-61 | To permit a minimum interior side yard setback of 0.93 metres to an accessory building (shed).      |
| 3 | The maximum lot coverage permitted is 30%. Exception 9(641), T-61                     | To permit a maximum lot coverage of 37.73% ‘<br>(+/- Dwelling 34.3%, Shed 2.2%, Covered Porch 1.2%) |

| Public Correspondence   |      |         |                               |         |
|---|------|---------|-------------------------------|---------|
| *Public correspondence received and considered by the Committee |      |         |                               |         |
| Correspondence Type   | Name | Address | Date Received<br>(mm/dd/yyyy) | Summary |
| None  |      |         |                               |         |

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

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

**Applicant Representation at Hearing:**  
Pavlo Tourko

Persons Before the Committee:

The following persons appeared before the Committee of Adjustment in connection with Minor Variance Application A100/22:

| Name                | Position/Title           | Address (Public) | Nature of Submission  |
|---------------------|--------------------------|------------------|---|
| Christine Vigneault | Secretary Treasurer      |                  | Secretary Treasurer reviewed the proposal, confirmed public written submissions/deputations and recommended conditions of approval. |
| Pavlo Tourko        | Applicant Representation |                  | Summary of Application  |

The following points of clarification were requested by the Committee:

| Committee Member: | Addressed to: | Point of Clarification: |
|-------------------|---------------|-------------------------|
| None              |               |                         |

Moved By: Member A. Antinucci  
Seconded By: Vice Chair S. Kerwin

That in the matter of an application under Section 45(1) of the Planning Act, R.S.O. 1990, c.P13, as amended:

THAT Application No. A100/22 for 99 Vaughan Boulevard, Thornhill be **APPROVED**, in accordance with the drawings and plans submitted with the application and subject to the following conditions:

| SUMMARY OF RECOMMENDED CONDITIONS OF APPROVAL   |   |  |
|---|---|--|
| All conditions of approval, unless otherwise stated, are considered to be incorporated into the approval “if required”. If a condition is no longer required after an approval is final and binding, the condition may be waived by the respective department or agency requesting conditional approval. A condition cannot be waived without written consent from the respective department or agency. |   |  |
| #   | DEPARTMENT / AGENCY   | CONDITION(S) DESCRIPTION   |
| 1   | Development Engineering<br><a href="mailto:ian.reynolds@vaughan.ca">ian.reynolds@vaughan.ca</a> | 1. 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 30% to 37.73% in order to mitigate potential impacts on the municipal storm water system.<br>2. The Owner/applicant shall submit a revised 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 the grading permit link provided above to learn how to apply for lot grading and/or servicing approval. |

For the following Reasons:

This application is approved, as it is the opinion of the Committee that, with the above noted conditions of approval, this application meets all four tests under Section 45(1) of the Planning Act.

Any and all written submissions relating to this application that were made to the Committee of Adjustment before its decision and any and all oral submissions related to this application that were made at a public hearing, held under the Planning Act, have been, on balance, taken into consideration by the Committee of Adjustment as part of its deliberations and final decision on this matter.

Motion Carried

Members Opposed: None  
Members Absent from Hearing: None

|                   |  |
|-------------------|--|
| <b>ITEM: 6.11</b> | <b>FILE NO.: A109/22</b><br><b>PROPERTY: 8700 DUFFERIN STREET, BUILDING D, VAUGHAN</b> |
|-------------------|--|

File Manager: Adriana MacPherson, Administrative Coordinator

Adjournment History: None

Address: 8700 Dufferin Street Bldg D, Vaughan

Applicant: Fairmill Holdings Inc.

Agent: Steven De Santis

Purpose: Relief from the Zoning By-law is being requested to permit the construction of a three-storey office building and to facilitate Site Plan Application DA.22.003.

The subject lands are zoned EM1 – Prestige Employment Zone and subject to the provisions of Exception 14.436 under Zoning By-law 001-2021, as amended.

| # | Zoning By-law 01-2021  | Variance requested   |
|---|--|--|
| 1 | All buildings or structures shall be located within the areas “Building Envelope No. 1” on Figure E-791 [Section 14.436.2.1].                              | To permit Building E with link to Building D to be located outside of the required Building Envelope for “Building 1” on Figure E-791.     |
| 2 | The maximum gross floor area of the office building in the area labelled “Building Envelope No. 1” on Figure E-791 shall be 6,750 m2 [Section 14.436.2.3]. | To permit a maximum gross floor area of the office building in the area labelled “Building Envelope No. 1” on Figure E-791 to be 7,000 m2. |
| 3 | A minimum of 337 parking spaces are required [Table 6-2, Section 6.9.2]  | To permit a minimum of 299 parking spaces.   |
| 4 | A minimum of 1 additional Type B Loading space is required for the proposed addition [Table 6-18, Section 6.1.1.2]   | To permit no additional loading space for the proposed addition.   |

The subject lands are zoned C7 – Service Commercial Zone and subject to the provisions of Exception 9(712) under Zoning By-law 1-88, as amended.

|   | Zoning By-law 1-88   | Variance requested  |
|---|--|---|
| 5 | The only permitted use within building(s) located in the area shown as “Building Envelope No. 1” on Schedule E-791 is an Office Building provided that the maximum gross floor area of the said office building shall be 6750 m2 [Section 9(712) ai)]. | To permit Building E with link to Building D to be located outside of the required Building Envelope for “Building 1” on Figure E-791 and a maximum gross floor area of 7,000 m2. |
| 6 | A minimum of 414 parking spaces are required [Section 3.8 a)]  | To permit a minimum of 299 parking spaces.  |
| 7 | A strip of land not less than 6.0 metres in width shall be provided along a lot line which abuts a street line and shall be used for no other purpose than landscaping [Section 5.1.1 b)].   | To permit a minimum landscape strip of 3.06 metres along a lot line that abuts a street line.   |

| Public Correspondence   |      |         |                            |         |
|---|------|---------|----------------------------|---------|
| *Public correspondence received and considered by the Committee |      |         |                            |         |
| Correspondence Type   | Name | Address | Date Received (mm/dd/yyyy) | Summary |
| None  |      |         |                            |         |

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



| Staff & Agency Correspondence (Addendum)<br>* Processed as an addendum to the Staff Report                     |  |
|--|--|
| Department: Development Engineering<br>Nature of Correspondence: Comments<br>Date Received: June 15, 2022      |  |
| Department: Development Planning<br>Nature of Correspondence: Revised Comments<br>Date Received: June 15, 2022 |  |

**Applicant Representation at Hearing:**  
Steven De Santis

**Persons Before the Committee:**  
The following persons appeared before the Committee of Adjustment in connection with Minor Variance Application A109/22:

| Name                | Position/Title           | Address (Public) | Nature of Submission  |
|---------------------|--------------------------|------------------|---|
| Christine Vigneault | Secretary Treasurer      |                  | Secretary Treasurer reviewed the proposal, confirmed public written submissions/deputations and recommended conditions of approval. |
| Steven De Santis    | Applicant Representation |                  | Summary of Application  |

The following points of clarification were requested by the Committee:

| Committee Member: | Addressed to:            | Point of Clarification:                      |
|-------------------|--------------------------|--|
| Member Kerwin     | Applicant Representation | Requested clarification on parking variance. |

Moved By: Member R. Buckler  
Seconded By: Vice Chair S. Kerwin

That in the matter of an application under Section 45(1) of the Planning Act, R.S.O. 1990, c.P13, as amended:

THAT Application No. A109/22 for 8700 Dufferin Street Bldg D, Vaughan be **APPROVED**, in accordance with the drawings and plans submitted with the application and subject to the following conditions:

| SUMMARY OF RECOMMENDED CONDITIONS OF APPROVAL   |  |  |
|---|--|--|
| All conditions of approval, unless otherwise stated, are considered to be incorporated into the approval “if required”. If a condition is no longer required after an approval is final and binding, the condition may be waived by the respective department or agency requesting conditional approval. A condition cannot be waived without written consent from the respective department or agency. |  |  |
| #   | DEPARTMENT / AGENCY  | CONDITION(S) DESCRIPTION   |
| 1   | Development Planning<br><a href="mailto:Michelle.perrone@vaughan.ca">Michelle.perrone@vaughan.ca</a> | That all comments on Site Development Application DA.22.003 be addressed to the satisfaction of the Development Planning Department.                 |
| 2   | Development Engineering<br><a href="mailto:lan.reynolds@vaughan.ca">lan.reynolds@vaughan.ca</a>      | The Owner/applicant shall obtain approval for the related Site Development Application (DA.22.003) from the Development Engineering (DE) Department. |

**For the following Reasons:**  
This application is approved, as it is the opinion of the Committee that, with the above noted conditions of approval, this application meets all four tests under Section 45(1) of the Planning Act.

Any and all written submissions relating to this application that were made to the Committee of Adjustment before its decision and any and all oral submissions related to this application that were made at a public hearing, held under the Planning Act, have been, on balance, taken into consideration by the Committee of Adjustment as part of its deliberations and final decision on this matter.

**Motion Carried**

Members Opposed: None  
Members Absent from Hearing: None

|                   |  |
|-------------------|--|
| <b>ITEM: 6.12</b> | <b>FILE NO.: A112/22</b><br><b>PROPERTY: 296 GOLDEN FOREST RD. MAPLE</b> |
|-------------------|--|

File Manager: Lenore Providence, Administrative Coordinator

Adjournment History: None

Address: 296 Golden Forest Road, Maple

Applicant: Bryan and Pamela Borges Evans

Agent: Rojas Empire of Design (Jonathan Netta)

Purpose: Relief from the Zoning By-law is being requested to permit a proposed detached covered pavilion and attached covered porch with balcony.

The subject lands are zoned R3(EN) – Estate Residential Zone (Established Neighbourhood) and subject to the provisions of Exception 14.876 under Zoning By-law 001-2021, as amended.

| # | Zoning By-law 01-2021   | Variance requested   |
|---|---|--|
| 1 | A maximum lot coverage of 50% is permitted.<br>[Section 7.2.3, By-law 001-2021 as amended]  | To permit a maximum lot coverage of 53.5% (Dwelling 37,5%, Cabana 2.2%, Covered Rear Porch 5.8%, Covered Front Porch 1.9%, Eaves/Soffit 6.1%). |
| 2 | A minimum rear yard setback of 2.4 metres to the proposed residential accessory structure (covered pavilion) is required.<br>[Section 7.2.3, By-law 001-2021 as amended]          | To permit a minimum rear yard setback of 1.2 metres to the proposed residential accessory structure (covered pavilion)                         |
| 3 | A minimum interior side yard setback of 2.4 metres to the proposed residential accessory structure (covered pavilion) is required.<br>[Section 7.2.3, By-law 001-2021 as amended] | To permit a minimum interior side yard setback of 1.2 metres to the proposed residential accessory structure (covered pavilion)                |

The subject lands are zoned RD3 – Residential Detached Zone and subject to the provisions of Exception 9(1233) under Zoning By-law 1-88, as amended.

|   | Zoning By-law 1-88  | Variance requested   |
|---|---|--|
| 4 | A minimum rear yard setback of 5.7 metres to the proposed balcony is required.<br>[Section 3.14 & Schedule A3, By-law 1-88a.a.]                               | To permit a minimum rear yard setback of 4.7 metres to the proposed balcony.                               |
| 5 | A minimum rear yard setback of 7.5 metres to the proposed accessory structure (covered pavilion) is required.<br>[Section 4.1 & Schedule A3, By-law 1-88a.a.] | To permit a minimum rear yard setback of 1.2 metres to the proposed accessory structure (covered pavilion) |

| Public Correspondence   |      |         |                               |         |
|---|------|---------|-------------------------------|---------|
| *Public correspondence received and considered by the Committee |      |         |                               |         |
| Correspondence Type   | Name | Address | Date Received<br>(mm/dd/yyyy) | Summary |
| None  |      |         |                               |         |

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

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

**Applicant Representation at Hearing:**  
Bryan Evans

**Persons Before the Committee:**  
The following persons appeared before the Committee of Adjustment in connection with Minor Variance Application A112/22:

| Name                | Position/Title           | Address (Public) | Nature of Submission  |
|---------------------|--------------------------|------------------|---|
| Christine Vigneault | Secretary Treasurer      |                  | Secretary Treasurer reviewed the proposal, confirmed public written submissions/deputations and recommended conditions of approval. |
| Bryan Evans         | Applicant Representation |                  | Summary of Application  |

The following points of clarification were requested by the Committee:

| Committee Member: | Addressed to: | Point of Clarification: |
|-------------------|---------------|-------------------------|
| None              |               |                         |

Moved By: Member A. Antinucci  
Seconded By: Vice Chair S. Kerwin

That in the matter of an application under Section 45(1) of the Planning Act, R.S.O. 1990, c.P13, as amended:

THAT Application No. A112/22 for 296 Golden Forest Road, Maple be **APPROVED**, in accordance with the drawings and plans submitted with the application and subject to the following conditions:

| SUMMARY OF RECOMMENDED CONDITIONS OF APPROVAL   |   |  |
|---|---|--|
| All conditions of approval, unless otherwise stated, are considered to be incorporated into the approval “if required”. If a condition is no longer required after an approval is final and binding, the condition may be waived by the respective department or agency requesting conditional approval. A condition cannot be waived without written consent from the respective department or agency. |   |  |
| #   | DEPARTMENT / AGENCY   | CONDITION(S) DESCRIPTION   |
| 1   | Development Engineering<br><a href="mailto:ian.reynolds@vaughan.ca">ian.reynolds@vaughan.ca</a>                       | The Owner/applicant shall submit a revised 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 the grading permit link provided above to learn how to apply for lot grading and/or servicing approval. |
| 2   | Parks, Forestry and Horticulture Operations<br><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 any construction works on the subject property.   |

**For the following Reasons:**  
This application is approved, as it is the opinion of the Committee that, with the above noted conditions of approval, this application meets all four tests under Section 45(1) of the Planning Act.

Any and all written submissions relating to this application that were made to the Committee of Adjustment before its decision and any and all oral submissions related to this application that were made at a public hearing, held under the Planning Act, have been, on balance, taken into consideration by the Committee of Adjustment as part of its deliberations and final decision on this matter.

**Motion Carried**

Members Opposed: None  
Members Absent from Hearing: None

|                   |  |
|-------------------|--|
| <b>ITEM: 6.13</b> | <b>FILE NO.: A120/22</b><br><b>PROPERTY: 96 SECRET GARDEN COURT, KLEINBURG</b> |
|-------------------|--|

File Manager: Pravina Attwala, Administrative Coordinator

Adjournment History: None

Address: 96 Secret Garden Court, Kleinburg

Applicant: Elisabeth & Mary Cusato & Michael Bartolomeo

Agent: Daniel Ferraro

Purpose: Relief from the Zoning By-law is being requested to permit the construction of a proposed cabana, swimming pool and installation of pool equipment.

The subject lands are zoned R1A First Density Residential Zone and subject to the provisions of Exception 14.1009 under Zoning By-law 001-2021, as amended.

| # | Zoning By-law 01-2021  | Variance requested   |
|---|--|--|
| 1 | The minimum required interior side yard setback is 2.4m for the residential Accessory structure (Cabana). Section. 4.1.2 1b.         | To permit a minimum interior side yard setback of 1.34m for the residential accessory structure. (Cabana). |
| 2 | The maximum permitted building height is 3.0m for the residential accessory structure. (cabana). Section. 4.1.4 1                    | To permit a building height of 4.12m for the residential accessory structure. (Cabana).                    |
| 3 | The maximum permitted encroachment for ground mounted pool equipment is 1.5m into the required 7.5 rear yard. Section 4.13 Table 4-1 | To permit the pool equipment to encroach 6.84m into the required 7.5m rear yard.                           |
| 4 | The minimum required soft landscaping for the portion over 135m2 is 60%. Section 4.19.1 1.   | To permit a minimum of 54.4% soft landscaping for the portion over 135m2.                                  |

The subject lands are zoned R1 Residential Zone and subject to the provisions of Exception 9(1378) under Zoning By-law 1-88, as amended.

|   | Zoning By-law 1-88   | Variance requested  |
|---|--|---|
| 5 | The maximum permitted height to the nearest part of the roof is 3.0m for the accessory structure. (Cabana). Section 4.1.1 b)     | To permit a height of 3.12m to the nearest part of the roof of the accessory structure. (cabana). |
| 6 | The minimum required soft landscaping for the portion over 135m2 is 60%. Section 4.1.2 b)  | To permit a minimum of 54.4% soft landscaping for the portion over 135m2.                         |
| 7 | The maximum permitted encroachment for ground mounted pool equipment is 1.5m into the required 7.5 rear yard. Section 3.14 h ii) | To permit the pool equipment to encroach 6.84m into the required 7.5m rear yard.                  |

| Public Correspondence   |                 |                       |                            |                   |
|---|-----------------|-----------------------|----------------------------|-------------------|
| *Public correspondence received and considered by the Committee |                 |                       |                            |                   |
| Correspondence Type   | Name            | Address               | Date Received (mm/dd/yyyy) | Summary           |
| Public  | Mike Cornacchia | 92 Secret Garden Ct.  | 06/01/2022                 | Letter of Support |
| Public  | Dennis Favaro   | 88 Secret Garden Ct.  | 06/01/2022                 | Letter of Support |
| Public  | Angelo Aciano   | 100 Secret Garden Ct. | 06/01/2022                 | Letter of Support |
| Public  | Arif Rashid     | 24 Mary Natasha Court | 06/01/2022                 | Letter of Support |

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

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

**Applicant Representation at Hearing:**  
Daniel Ferraro

**Persons Before the Committee:**  
The following persons appeared before the Committee of Adjustment in connection with Minor Variance Application A120/22:

| Name                | Position/Title           | Address (Public) | Nature of Submission  |
|---------------------|--------------------------|------------------|---|
| Christine Vigneault | Secretary Treasurer      |                  | Secretary Treasurer reviewed the proposal, confirmed public written submissions/deputations and recommended conditions of approval. |
| Daniel Ferraro      | Applicant Representation |                  | Summary of Application  |

The following points of clarification were requested by the Committee:

| Committee Member: | Addressed to: | Point of Clarification: |
|-------------------|---------------|-------------------------|
| None              |               |                         |

Moved By: Member A. Antinucci  
Seconded By: Vice Chair S. Kerwin

That in the matter of an application under Section 45(1) of the Planning Act, R.S.O. 1990, c.P13, as amended:

THAT Application No. A120/22 for 96 Secret Garden Court, Kleinburg be **APPROVED**, in accordance with the drawings and plans submitted with the application and subject to the following conditions:

| #  | DEPARTMENT / AGENCY   | CONDITION(S) DESCRIPTION   |
|--|---|--|
| <p>All conditions of approval, unless otherwise stated, are considered to be incorporated into the approval “<b>if required</b>”. If a condition is no longer required after an approval is final and binding, the condition may be waived by the respective department or agency requesting conditional approval. A condition cannot be waived without written consent from the respective department or agency.</p> <p>It is the responsibility of the owner/applicant and/or authorized agent to obtain and provide a clearance letter from respective department and/or agency (<b>see condition chart below for contact</b>). This letter must be provided to the Secretary-Treasurer to be finalized. All conditions must be cleared prior to the issuance of a Building Permit.</p> |   |  |
| 1  | Development Engineering<br><a href="mailto:farzana.khan@vaughan.ca">farzana.khan@vaughan.ca</a> | <p>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 the grading permit link provided above to learn how to apply for lot grading and/or servicing approval.</p> <p>2. Staff have confirmed that the property is located within an unassumed subdivision. The Owner/applicant shall provide satisfactory notification to the developer/builder about the proposed work to the subject property and provide a copy of the acknowledgement letter/email from the developer/builder to the City’s Development Engineering Department.</p> |

**For the following Reasons:**

This application is approved, as it is the opinion of the Committee that, with the above noted conditions of approval, this application meets all four tests under Section 45(1) of the Planning Act.

Any and all written submissions relating to this application that were made to the Committee of Adjustment before its decision and any and all oral submissions related to this application that were made at a public hearing, held under the Planning Act, have been, on balance, taken into consideration by the Committee of Adjustment as part of its deliberations and final decision on this matter.

**Motion Carried**

Members Opposed: None  
Members Absent from Hearing: None

|                   |  |
|-------------------|--|
| <b>ITEM: 6.14</b> | <b>FILE NO.: A122/22</b><br><b>PROPERTY: 65 PORT ROYAL AVENUE, KLEINBURG</b> |
|-------------------|--|

File Manager: Pravina Attwala, Administrative Coordinator

Adjournment History: None

Address: 65 Port Royal Avenue, Kleinburg

Applicant: Mohammad Idrees, Mohammad Tariq & Kauser Sultana Shah

Agent: Harpreet Bhons

Purpose: Relief from the Zoning By-law is being requested to permit reduced hard landscaping in the westerly side yard to accommodate access to a secondary suite.

The subject lands are zoned R2A – Second Density Residential Zone and subject to the provisions of Exception 14.953 under Zoning By-law 001-2021, as amended.

| # | Zoning By-law 01-2021  | Variance requested   |
|---|--|--|
| 1 | Hard landscaping is permitted to encroach into a minimum required yard up to 0.6 metres from the interior side lot line. [Table 4-1] | To permit hard landscaping to encroach into a minimum interior side yard up to 0.0 metres from the interior side lot line. |

The subject lands are zoned RD3 –Residential Detached Zone Three and subject to the provisions of Exception 9(1316) under Zoning By-law 1-88, as amended.

| Public Correspondence   |      |         |                               |         |
|---|------|---------|-------------------------------|---------|
| *Public correspondence received and considered by the Committee |      |         |                               |         |
| Correspondence Type   | Name | Address | Date Received<br>(mm/dd/yyyy) | Summary |
| None  |      |         |                               |         |

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

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

**Applicant Representation at Hearing:**  
Harpreet Bhons

**Persons Before the Committee:**  
The following persons appeared before the Committee of Adjustment in connection with Minor Variance Application A122/22:

| Name                | Position/Title              | Address (Public) | Nature of Submission  |
|---------------------|-----------------------------|------------------|---|
| Christine Vigneault | Secretary<br>Treasurer      |                  | Secretary Treasurer reviewed the proposal, confirmed public written submissions/deputations and recommended conditions of approval. |
| Harpreet Bhons      | Applicant<br>Representation |                  | Summary of Application  |

The following points of clarification were requested by the Committee:

| Committee Member: | Addressed to: | Point of Clarification: |
|-------------------|---------------|-------------------------|
| None              |               |                         |



Moved By: Member A. Antinucci  
Seconded By: Vice Chair S. Kerwin

That in the matter of an application under Section 45(1) of the Planning Act, R.S.O. 1990, c.P13, as amended:

THAT Application No. A122/22 for 65 Port Royal Avenue, Kleinburg be **APPROVED**, in accordance with the drawings and plans submitted with the application and subject to the following conditions:

| #  | DEPARTMENT / AGENCY   | CONDITION(S) DESCRIPTION  |
|--|---|---|
| <p>All conditions of approval, unless otherwise stated, are considered to be incorporated into the approval “<b>if required</b>”. If a condition is no longer required after an approval is final and binding, the condition may be waived by the respective department or agency requesting conditional approval. A condition cannot be waived without written consent from the respective department or agency.</p> <p>It is the responsibility of the owner/applicant and/or authorized agent to obtain and provide a clearance letter from respective department and/or agency (<b>see condition chart below for contact</b>). This letter must be provided to the Secretary-Treasurer to be finalized. All conditions must be cleared prior to the issuance of a Building Permit.</p> |   |   |
| 1  | Development Engineering<br><a href="mailto:farzana.khan@vaughan.ca">farzana.khan@vaughan.ca</a> | The Owner shall provide a written Letter of Undertaking (template can be requested from DE) to the satisfaction of Development Engineering to install permeable pavers in the side yard in order to facilitate drainage as per design drawing prepared by Technoarc provided on May 24, 2022. |

**For the following Reasons:**

This application is approved, as it is the opinion of the Committee that, with the above noted conditions of approval, this application meets all four tests under Section 45(1) of the Planning Act.

Any and all written submissions relating to this application that were made to the Committee of Adjustment before its decision and any and all oral submissions related to this application that were made at a public hearing, held under the Planning Act, have been, on balance, taken into consideration by the Committee of Adjustment as part of its deliberations and final decision on this matter.

**Motion Carried**

Members Opposed: None  
Members Absent from Hearing: None



|                   |  |
|-------------------|--|
| <b>ITEM: 6.15</b> | <b>FILE NO.: A123/22</b><br><b>PROPERTY: (120 MILANI BLVD, WOODBRIDGE)</b> |
|-------------------|--|

File Manager: Lenore Providence, Administrative Coordinator

Adjournment History: 05/26/2022

Address: 120 Milani Boulevard, Woodbridge

Applicant: Rainbow Creek East Limited

Agent: KLM Planning Partners Inc. (Robert Lavecchia)

Purpose: Relief from the Zoning By-law is being requested to permit the construction of a warehouse/distribution facility.

The subject lands are zoned GC General Commercial, and subject to the provisions of Exception 14.988 under Zoning By-law 001-2021, as amended.

The subject lands are zoned EM3 Retail Warehouse Employment Area, and subject to the provisions of Exception 9(1356) under Zoning By-law 1-88, as amended.

|   | <b>Zoning By-law 1-88</b>  | <b>Variance requested</b>  |
|---|--|--|
| 1 | A minimum parking space length of 6.0 metres is required. Section 2                                      | To permit a minimum parking space length of 5.7 metres.                  |
| 2 | A minimum of 3.9 parking spaces are required per 100m2 of gross floor area. Exc. No. 9(1356) Section 6.5 | To permit a minimum of 0.5 parking spaces per 100m2 of gross floor area. |
| 3 | A minimum accessible parking space length shall be 6.0 metres. Section 3.8                               | To permit a minimum accessible parking space length of 5.7 metres.       |

| <b>Public Correspondence</b>                                    |             |                |                                      |                |
|---|-------------|----------------|--------------------------------------|----------------|
| *Public correspondence received and considered by the Committee |             |                |                                      |                |
| <b>Correspondence Type</b>                                      | <b>Name</b> | <b>Address</b> | <b>Date Received</b><br>(mm/dd/yyyy) | <b>Summary</b> |
| None  |             |                |                                      |                |

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

| <b>Staff &amp; Agency Correspondence (Addendum)</b> |  |  |  |  |
|---|--|--|--|--|
| * Processed as an addendum to the Staff Report      |  |  |  |  |
| None  |  |  |  |  |

**Applicant Representation at Hearing:**  
Robert Lavecchia

**Persons Before the Committee:**  
The following persons appeared before the Committee of Adjustment in connection with Minor Variance Application A123/22:

| <b>Name</b>         | <b>Position/Title</b>    | <b>Address (Public)</b> | <b>Nature of Submission</b>   |
|---------------------|--------------------------|-------------------------|---|
| Christine Vigneault | Secretary Treasurer      |                         | Secretary Treasurer reviewed the proposal, confirmed public written submissions/deputations and recommended conditions of approval. |
| Robert Lavecchia    | Applicant Representation |                         | Summary of Application  |

The following points of clarification were requested by the Committee:

| Committee Member: | Addressed to: | Point of Clarification: |
|-------------------|---------------|-------------------------|
| None              |               |                         |

Moved By: Member A. Antinucci  
Seconded By: Vice Chair S. Kerwin

That in the matter of an application under Section 45(1) of the Planning Act, R.S.O. 1990, c.P13, as amended:

THAT Application No. A123/22for 120 Milani Boulevard, Woodbridge be **APPROVED**, in accordance with the drawings and plans submitted with the application and subject to the following conditions:

| SUMMARY OF RECOMMENDED CONDITIONS OF APPROVAL   |  |  |
|---|--|--|
| All conditions of approval, unless otherwise stated, are considered to be incorporated into the approval “if required”. If a condition is no longer required after an approval is final and binding, the condition may be waived by the respective department or agency requesting conditional approval. A condition cannot be waived without written consent from the respective department or agency. |  |  |
| #   | DEPARTMENT / AGENCY  | CONDITION(S) DESCRIPTION   |
| 1   | Development Planning<br><a href="mailto:Joshua.cipolletta@vaughan.ca">Joshua.cipolletta@vaughan.ca</a> | That all comments on Site Development Application DA.22.026 be addressed to the satisfaction of the Development Planning Department. |

**For the following Reasons:**  
This application is approved, as it is the opinion of the Committee that, with the above noted conditions of approval, this application meets all four tests under Section 45(1) of the Planning Act.

Any and all written submissions relating to this application that were made to the Committee of Adjustment before its decision and any and all oral submissions related to this application that were made at a public hearing, held under the Planning Act, have been, on balance, taken into consideration by the Committee of Adjustment as part of its deliberations and final decision on this matter.

Motion Carried

Members Opposed: None  
Members Absent from Hearing: None

|                   |   |
|-------------------|---|
| <b>ITEM: 6.17</b> | <b>FILE NO.: A129/22</b><br><b>PROPERTY: 24 AARON GOODBAUM COURT, MAPLE</b> |
|-------------------|---|

File Manager: Lenore Providence, Administrative Coordinator

Adjournment History: None

Address: 24 Aaron Goodbaum Court, Maple

Applicant: Michael Gutfreund

Agent: Pool Craft (Olusola Egunjobi)

Purpose: Relief from the Zoning By-law is being requested to permit the installation of a proposed pool.

The subject lands are zoned R2A – Second Density Residential Zone and subject to the provisions of Exception 14.850 under Zoning By-law 001-2021, as amended.

| # | Zoning By-law 001-2021   | Variance requested  |
|---|--|---|
| 1 | An outdoor swimming pool shall only be permitted in the rear yard of a lot. (Section 4.21, 2.) | To permit an outdoor swimming pool not entirely in the rear yard. |

The subject lands are zoned RD2 – Residential Zone and subject to the provisions of Exception 9(1205) under Zoning By-law 1-88, as amended.

|   | Zoning By-law 1-88  | Variance requested   |
|---|---|--|
| 2 | A private swimming pool shall be constructed only in the rear yard. [Section 4.1.1 i.)] | To permit a private swimming pool not entirely in the rear yard. |

| Public Correspondence   |      |         |                            |         |
|---|------|---------|----------------------------|---------|
| *Public correspondence received and considered by the Committee |      |         |                            |         |
| Correspondence Type   | Name | Address | Date Received (mm/dd/yyyy) | Summary |
| None  |      |         |                            |         |

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

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

**Applicant Representation at Hearing:**  
Olusola Egunjobi

**Persons Before the Committee:**  
The following persons appeared before the Committee of Adjustment in connection with Minor Variance Application A129/22:

| Name               | Position/Title           | Address (Public) | Nature of Submission  |
|--------------------|--------------------------|------------------|---|
| Christine Vigneaul | Secretary Treasurer      |                  | Secretary Treasurer reviewed the proposal, confirmed public written submissions/deputations and recommended conditions of approval. |
| Olusola Egunjobi   | Applicant Representation |                  | Summary of Application  |

The following points of clarification were requested by the Committee:

| Committee Member: | Addressed to: | Point of Clarification: |
|-------------------|---------------|-------------------------|
| None              |               |                         |

Moved By: Member A. Antinucci  
Seconded By: Vice Chair S. Kerwin

That in the matter of an application under Section 45(1) of the Planning Act, R.S.O. 1990, c.P13, as amended:

THAT Application No. A129/22 for 24 Aaron Goodbaum Court, Maple be **APPROVED**, in accordance with the drawings and plans submitted with the application and subject to the following conditions:

| SUMMARY OF RECOMMENDED CONDITIONS OF APPROVAL   |   |  |
|---|---|--|
| All conditions of approval, unless otherwise stated, are considered to be incorporated into the approval “if required”. If a condition is no longer required after an approval is final and binding, the condition may be waived by the respective department or agency requesting conditional approval. A condition cannot be waived without written consent from the respective department or agency. |   |  |
| #   | DEPARTMENT / AGENCY   | CONDITION(S) DESCRIPTION   |
| 1   | Parks, Forestry and Horticulture Operations<br><a href="mailto:zachary.guizzetti@vaughan.ca">zachary.guizzetti@vaughan.ca</a><br><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 any construction works on the subject property. |

**For the following Reasons:**  
This application is approved, as it is the opinion of the Committee that, with the above noted conditions of approval, this application meets all four tests under Section 45(1) of the Planning Act.

Any and all written submissions relating to this application that were made to the Committee of Adjustment before its decision and any and all oral submissions related to this application that were made at a public hearing, held under the Planning Act, have been, on balance, taken into consideration by the Committee of Adjustment as part of its deliberations and final decision on this matter.

Motion Carried

Members Opposed: None  
Members Absent from Hearing: None

|                   |  |
|-------------------|--|
| <b>ITEM: 6.18</b> | <b>FILE NO.: A130/22</b><br><b>PROPERTY: 331 GREENBROOKE DRIVE, WOODBRIDGE</b> |
|-------------------|--|

File Manager: Lenore Providence, Administrative Coordinator

Adjournment History: None

Address: 331 Greenbrooke Drive, Woodbridge

Applicant: Jaswant and Shakuntla Dass

Agent: Our Cool Blue Architects Inc. (Tom Kolbasenko)

Purpose: Relief from the Zoning By-law is being requested to permit the construction of a proposed single family dwelling and gazebo.

The subject lands are zoned RE(EN) – Estate Residential Zone (Established Neighbourhood) and subject to the provisions of Exception 14.162 under Zoning By-law 001-2021, as amended.

| # | Zoning By-law 001-2021 | Variance requested |
|---|------------------------|--------------------|
|   | None                   |                    |

The subject lands are zoned RR – Rural Residential and subject to the provisions of Exception 9(310) under Zoning By-law 1-88, as amended.

| Zoning By-law 1-88 |  | Variance requested   |
|--------------------|--|--|
| 1                  | The maximum lot coverage permitted is 10%.<br>(Schedule 'A') | To permit a maximum lot coverage of 13.7% (Dwelling 13.43%, Gazebo 0.29%). |

| Public Correspondence   |      |         |                               |         |
|---|------|---------|-------------------------------|---------|
| *Public correspondence received and considered by the Committee |      |         |                               |         |
| Correspondence Type   | Name | Address | Date Received<br>(mm/dd/yyyy) | Summary |
| None  |      |         |                               |         |

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

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

**Applicant Representation at Hearing:**  
Tom Kolbasenko

**Persons Before the Committee:**  
The following persons appeared before the Committee of Adjustment in connection with Minor Variance Application A130/22:

| Name                | Position/Title           | Address (Public) | Nature of Submission  |
|---------------------|--------------------------|------------------|---|
| Christine Vigneault | Secretary Treasurer      |                  | Secretary Treasurer reviewed the proposal, confirmed public written submissions/deputations and recommended conditions of approval. |
| Tom Kolbasenko      | Applicant Representation |                  | Summary of Application  |

The following points of clarification were requested by the Committee:

| Committee Member: | Addressed to: | Point of Clarification: |
|-------------------|---------------|-------------------------|
| None              |               |                         |

Moved By: Member A. Antinucci  
Seconded By: Vice Chair S. Kerwin

That in the matter of an application under Section 45(1) of the Planning Act, R.S.O. 1990, c.P13, as amended:

THAT Application No. A130/22 for 331 Greenbrooke Drive, Woodbridge be **APPROVED**, in accordance with the drawings and plans submitted with the application and subject to the following conditions:

| SUMMARY OF RECOMMENDED CONDITIONS OF APPROVAL   |   |  |
|---|---|--|
| All conditions of approval, unless otherwise stated, are considered to be incorporated into the approval “if required”. If a condition is no longer required after an approval is final and binding, the condition may be waived by the respective department or agency requesting conditional approval. A condition cannot be waived without written consent from the respective department or agency. |   |  |
| #   | DEPARTMENT / AGENCY   | CONDITION(S) DESCRIPTION   |
| 1   | Development Planning<br><a href="mailto:joshua.cipolletta@vaughan.ca">joshua.cipolletta@vaughan.ca</a>  | That the final Site Plan, Elevations, and Planting List be approved to the satisfaction of the Development Planning Department.  |
| 2   | Development Engineering<br><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:DEPermits@vaughan.ca">DEPermits@vaughan.ca</a> or visit the grading permit link provided above to learn how to apply for lot grading and/or servicing approval. |
| 3   | Parks, Forestry and Horticulture Operations<br><a href="mailto:zachary.guizzetti@vaughan.ca">zachary.guizzetti@vaughan.ca</a><br><a href="mailto:andrew.swedlo@vaughan.ca">andrew.swedlo@vaughan.ca</a> | Applicant to apply to Forestry for a Private Tree Removal permit   |

**For the following Reasons:**  
This application is approved, as it is the opinion of the Committee that, with the above noted conditions of approval, this application meets all four tests under Section 45(1) of the Planning Act.

Any and all written submissions relating to this application that were made to the Committee of Adjustment before its decision and any and all oral submissions related to this application that were made at a public hearing, held under the Planning Act, have been, on balance, taken into consideration by the Committee of Adjustment as part of its deliberations and final decision on this matter.

Motion Carried

Members Opposed: None  
Members Absent from Hearing: None

|                   |  |
|-------------------|--|
| <b>ITEM: 6.19</b> | <b>FILE NO.: A131/22</b><br><b>PROPERTY: 211 GREENBROOKE DRIVE, WOODBRIDGE</b> |
|-------------------|--|

File Manager: Adriana MacPherson, Administrative Coordinator

Adjournment History: None

Address: 211 Greenbrooke Drive, Woodbridge

Applicant: Jaswant and Shakuntla Dass

Agent: Our Cool Blue Architects Inc. (Tom Kolbasenko)

Purpose: Relief from the Zoning By-law is being requested to permit the construction of a proposed addition to the existing single family dwelling, a cabana and swimming pool.

The subject lands are zoned RE(EN) – Estate Residential Zone (Established Neighbourhood) under Zoning By-law 001-2021, as amended.

| # | Zoning By-law 01-2021   | Variance requested   |
|---|---|--|
| 1 | The maximum building height shall be a maximum of 9.5 metres for the dwelling.<br>Section 4.5   | To permit a maximum building height of 11.8 metres for the dwelling.                   |
| 2 | The minimum interior side yard shall be the existing interior side yards of 17.46 metres and 14.99 metres to the dwelling.<br>Section 4.5 | To permit a minimum interior side yard of 4.68 metres and 10.8 metres to the dwelling. |
| 3 | The maximum lot coverage for the accessory building shall be 10% or 67.0m2, whichever is less.<br>S.4.1.3                                 | To permit a maximum lot coverage of 221.7m2 for the accessory building.                |
| 4 | An outdoor swimming pool shall only be permitted in the rear of a lot.<br>Section 4.21.2  | To permit the outdoor swimming pool to not be located within the rear yard.            |

The subject lands are zoned RR – Rural Residential under Zoning By-law 1-88, as amended.

|   | Zoning By-law 1-88  | Variance requested  |
|---|---|---|
| 5 | A maximum building height of 9.5 metres is permitted for the dwelling. Schedule A                         | To permit a maximum building height of 11.8 metres for the dwelling.        |
| 6 | The maximum lot coverage for the accessory building shall be 10% or 67.0m2, whichever is less.<br>S.4.1.1 | To permit a maximum lot coverage of 221.7m2 for the accessory building.     |
| 7 | A private swimming pool shall be only constructed in the rear yard. Section 3.14(i)                       | To permit the private swimming pool to not be located within the rear yard. |

| Public Correspondence   |   |                        |                               |                     |
|---|---|------------------------|-------------------------------|---------------------|
| *Public correspondence received and considered by the Committee |   |                        |                               |                     |
| Correspondence Type   | Name                                    | Address                | Date Received<br>(mm/dd/yyyy) | Summary             |
| Public  | Lou DiRezze (on behalf of Rosa DiRezze) | 231 Greenbroooke Drive | 06/15/2022                    | Letter of Objection |

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

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

**Applicant Representation at Hearing:**  
Tom Kolbasenko



Persons Before the Committee:

The following persons appeared before the Committee of Adjustment in connection with Minor Variance Application A131/22:

| Name                | Position/Title           | Address (Public) | Nature of Submission  |
|---------------------|--------------------------|------------------|---|
| Christine Vigneault | Secretary Treasurer      |                  | Secretary Treasurer reviewed the proposal, confirmed public written submissions/deputations and recommended conditions of approval. |
| Tom Kolbasenko      | Applicant Representation |                  | Summary of Application  |

The following points of clarification were requested by the Committee:

| Committee Member:    | Addressed to:            | Point of Clarification:   |
|----------------------|--------------------------|---|
| Vice Chair S. Kerwin | Applicant Representation | Requested clarification on the current use of the building                    |
| Member A. Antinucci  | Applicant Representation | Requested clarification on the requirement for variance #1 (building height). |

Moved By: Vice Chair S. Kerwin  
Seconded By: Member H. Zheng

That in the matter of an application under Section 45(1) of the Planning Act, R.S.O. 1990, c.P13, as amended:

THAT Application No. A131/22 for 211 Greenbrooke Drive, Woodbridge be **APPROVED**, in accordance with the drawings and plans submitted with the application and subject to the following conditions:

| #   | DEPARTMENT / AGENCY   | CONDITION(S) DESCRIPTION   |
|---|---|--|
| All conditions of approval, unless otherwise stated, are considered to be incorporated into the approval “ <b>if required</b> ”. If a condition is no longer required after an approval is final and binding, the condition may be waived by the respective department or agency requesting conditional approval. A condition cannot be waived without written consent from the respective department or agency.<br>It is the responsibility of the owner/applicant and/or authorized agent to obtain and provide a clearance letter from respective department and/or agency ( <b>see condition chart below for contact</b> ). This letter must be provided to the Secretary-Treasurer to be finalized. All conditions must be cleared prior to the issuance of a Building Permit. |   |  |
| 1   | Development Planning<br><a href="mailto:Joshua.cipolletta@Vaughan.ca">Joshua.cipolletta@Vaughan.ca</a>                        | That the final Arborist Report, Tree Preservation Plan, and Elevations be approved to the satisfaction of the Development Planning Department.   |
| 2   | Development Engineering<br><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:DEPermits@vaughan.ca">DEPermits@vaughan.ca</a> or visit the grading permit link provided above to learn how to apply for lot grading and/or servicing approval. |
| 3   | Parks, Forestry and Horticulture Operations<br><a href="mailto:zachary.quizzetti@vaughan.ca">zachary.quizzetti@vaughan.ca</a> | Applicant to obtain an Arborist Report and may have to also apply for a private tree permit.   |



**For the following Reasons:**

This application is approved, as it is the opinion of the Committee that, with the above noted conditions of approval, this application meets all four tests under Section 45(1) of the Planning Act.

Any and all written submissions relating to this application that were made to the Committee of Adjustment before its decision and any and all oral submissions related to this application that were made at a public hearing, held under the Planning Act, have been, on balance, taken into consideration by the Committee of Adjustment as part of its deliberations and final decision on this matter.

**Motion Carried**

Members Opposed: None

Members Absent from Hearing: None

|                   |   |
|-------------------|---|
| <b>ITEM: 6.20</b> | <b>FILE NO.: A132/22</b><br><b>PROPERTY: 80 YORK HILL BLVD, THORNHILL</b> |
|-------------------|---|

File Manager: Lenore Providence, Administrative Coordinator

Adjournment History: None

Address: 80 York Hill Blvd, Thornhill

Applicant: Eitz Chaim Schools

Agent: Weston Consulting Group (Kevin Bechard)

Purpose: Relief from the Zoning By-law is being requested to permit a two storey addition to the existing school and to facilitate Site Plan Application DA.19.077.

The subject lands are zoned I1, Institutional and subject to the provisions of Exception 14.272 under Zoning By-law 001-2021, as amended.

| Zoning By-law 01-2021 |  | Variance requested   |
|-----------------------|--|--|
| 1                     | A landscape strip of 3.0 metres is required along a lot line which abuts the street line. Table 13-3                         | To permit a minimum landscape strip of 2.94 metres along the lot line which abuts the street line. |
| 2                     | A minimum landscape strip of 3.0 metres is required along any interior side lot line abutting a Residential Zone. Table 13-3 | To permit a minimum landscape strip of 2.37 metres on the southerly interior side lot line.        |

The subject lands are zoned R4 Residential Zone Four and subject to the provisions of Exception 9(471) under Zoning By-law 1-88, as amended

| Zoning By-law 1-88 |  | Variance requested   |
|--------------------|--|--|
| 3                  | A minimum interior side yard of 15.0 metres is required to the building. Schedule “A”  | To permit a minimum southerly interior side yard of 8.8 metres   |
| 4                  | A maximum lot coverage of 20% is permitted. Schedule “A”   | To permit a maximum lot coverage of 30.2% (School 14.04%, Addition 16.16%).  |
| 5                  | Where an Institutional Use abuts the boundary of the lands zoned Residential, a strip of land not less than 2.4 metres in width abutting the boundary of the Residential Zone.Section 3.13 | To permit a strip of land not less than 1.55 metres in width abutting the boundary of the Residential Zone on the northerly interior side and a strip of land not less than 2.37 metres in width on southerly interior side. |
| 6                  | A landscape strip of a minimum of 6.0 metres is required along a lot line which abuts the street line. Section 3.13  | To permit a minimum landscape strip of 2.94 metres on a lot line which abuts the street line.  |

| Public Correspondence   |                              |                     |                            |                      |
|---|------------------------------|---------------------|----------------------------|----------------------|
| *Public correspondence received and considered by the Committee |                              |                     |                            |                      |
| Correspondence Type   | Name                         | Address             | Date Received (mm/dd/yyyy) | Summary              |
| Public  | David Hayempour              | 37 Gailcrest Circle | 6/7/2022                   | Letter of Support    |
| Public  | Avrohom & Gail Baumwolspiner | 37 Jenstar Way      | 6/8/2022                   | Letter of Support    |
| Public  | David Horowitz               | 113 Lisa Crescent   | 6/9/2022                   | Letter of Support    |
| Public  | Julian Lebowitz              | 131 York Hill Blvd  | 6/7/2022                   | Letter of Support    |
| Public  | Dan Rand                     | 18 Gailcrest Circle | 6/12/2022                  | Letter of Support    |
| Public  | Baila Dowek                  | 43 Jenstar Way      | 6/13/2022                  | Letter of Support    |
| Public  | Gayle Lawrence               | 95 Yorkhill Blvd    | 6/12/2022                  | Letter of Opposition |
| Public  | Chaim Blumenfeld             | 117 Lisa Crescent   | 6/13/2022                  | Letter of Opposition |
| Public  | Michelle & Elliott Spiegel   | 121 Lisa Crescent   | 6/13/2022                  | Letter of Opposition |
| Public  | Jack M. Lefkowitz            | 122 York Hill Blvd  | 6/12/2022                  | Letter of Support    |
| Public  | Zak Lichter                  | 601 Clark Blvd      | 6/10/2022                  | Letter of Support    |

|        |                                      |              |           |                      |
|--------|--------------------------------------|--------------|-----------|----------------------|
|        | OHR Somayach Residential Centre Inc. |              |           |                      |
| Public | B. Cothareau                         | Not provided | 6/15/2022 | Letter of Opposition |
| Public | Yonah Rose                           | Not provided | 6/10/2022 | Letter of Support    |

| Late Public Correspondence   |                  |                   |                               |                      |
|--|------------------|-------------------|-------------------------------|----------------------|
| * Public Correspondence received after the correspondence deadline<br>(Deadline: Noon on the last business day prior to the scheduled hearing) |                  |                   |                               |                      |
| Correspondence Type  | Name             | Address           | Date Received<br>(mm/dd/yyyy) | Summary              |
| Public   | Beverley Golden  | 94 York Hill Blvd | 06/15/2022                    | Summary of Concerns  |
| Public   | Jeremy Finkleman | 7 Jenstar Way     | 06/16/2022                    | Letter of Opposition |

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

Member Buckler declared interest on the applicant and removed himself from the hearing of the application.

**Applicant Representation at Hearing:**  
Kevin Bechard

**Persons Before the Committee:**  
The following persons appeared before the Committee of Adjustment in connection with Minor Variance Application A132/22:

| Name                | Position/Title           | Address (Public)  | Nature of Submission  |
|---------------------|--------------------------|-------------------|---|
| Christine Vigneault | Secretary Treasurer      |                   | Secretary Treasurer reviewed the proposal, confirmed public written submissions/deputations and recommended conditions of approval.   |
| Kevin Bechard       | Applicant Representation |                   | Summary of Application<br>Addressed neighbour comments.   |
| Beverly Golden      | Public                   | 94 York Hill Blvd | Opposed to Application<br><br><b>Concerns Raised:</b> <ul style="list-style-type: none"><li>▪ Variances 3 &amp; 4</li><li>▪ Lot Coverage</li><li>▪ Traffic &amp; Parking Impact on Neighbourhood</li><li>▪ Safety issues</li><li>▪ Proposed Transformer</li></ul>   |
| Gayle Lawrence      | Public                   | 95 York Hill Blvd | Opposed to Application<br><br><b>Concerns Raised:</b> <ul style="list-style-type: none"><li>▪ Increase in Traffic</li><li>▪ Lot Coverage</li></ul>  |
| Shalom Auerbach     | Public                   | 99 Lisa Crescent  | Opposed to Application<br><br><b>Concerns Raised:</b> <ul style="list-style-type: none"><li>▪ Proposed side yard setback reduction</li><li>▪ Loss of Privacy</li><li>▪ Lights being on 24 hours</li><li>▪ Reduction in landscape, loss of greenspace</li><li>▪ Noise (from students)</li><li>▪ Number of proposed basketball courts and impact on noise (proximity to neighbourhood)</li><li>▪ Gate along east side of property and impact on security.</li></ul> |
| Rachel Wasserman    | Public                   | 105 Lisa Crescent | Opposed to Application<br><br><b>Concerns Raised:</b>   |

| Name            | Position/Title | Address (Public)  | Nature of Submission  |
|-----------------|----------------|-------------------|---|
|                 |                |                   | <ul style="list-style-type: none"><li>▪ Concurred with concerns raised by neighbours</li><li>▪ Compatibility</li><li>▪ Traffic</li><li>▪ Proposed side yard setback reduction, loss of open space</li></ul> |
| Elliott Spiegel | Public         | 121 Lisa Crescent | Opposed to Application<br><br><b>Concerns Raised:</b> <ul style="list-style-type: none"><li>▪ Future transformer, noise (buzzing), impact on health</li><li>▪ Proposed side yard setback</li></ul>          |
| Jonathan Ruben  | Public         | Applicant         | Addressed neighbour comments.   |

The following points of clarification were requested by the Committee:

| Committee Member: | Addressed to:            | Point of Clarification:  |
|-------------------|--------------------------|--|
| Member H. Zheng   | Applicant Representation | Requested clarification on purpose of gate along east side of property as well as location of transformer. |
| Chair Perrella    | Applicant Representation | Requested that applicant provide response to neighbour comments.   |

Moved By: Member A. Antinucci  
Seconded By: Vice Chair S. Kerwin

That in the matter of an application under Section 45(1) of the Planning Act, R.S.O. 1990, c.P13, as amended:

THAT Application No. A132/22 for 80 York Hill Blvd, Thornhill be **APPROVED**, in accordance with the drawings and plans submitted with the application and subject to the following conditions:

| SUMMARY OF RECOMMENDED CONDITIONS OF APPROVAL   |  |  |
|---|--|--|
| All conditions of approval, unless otherwise stated, are considered to be incorporated into the approval “if required”. If a condition is no longer required after an approval is final and binding, the condition may be waived by the respective department or agency requesting conditional approval. A condition cannot be waived without written consent from the respective department or agency. |  |  |
| #   | DEPARTMENT / AGENCY  | CONDITION(S) DESCRIPTION   |
| 1   | Development Planning<br><a href="mailto:Michelle.perrone@vaughan.ca">Michelle.perrone@vaughan.ca</a> | That all comments on Site Plan Application DA.19.077 be addressed to the satisfaction of the Development Planning Department.                        |
| 5   | Development Engineering<br><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.19.077) from the Development Engineering (DE) Department. |

**For the following Reasons:**  
This application is approved, as it is the opinion of the Committee that, with the above noted conditions of approval, this application meets all four tests under Section 45(1) of the Planning Act.  
  
Any and all written submissions relating to this application that were made to the Committee of Adjustment before its decision and any and all oral submissions related to this application that were made at a public hearing, held under the Planning Act, have been, on balance, taken into consideration by the Committee of Adjustment as part of its deliberations and final decision on this matter.

Motion Carried

Members Opposed: None  
Members Absent from Hearing: Member R. Buckler (Conflict Declared).

|                   |  |
|-------------------|--|
| <b>ITEM: 6.22</b> | <b>FILE NO.: A134/22</b><br><b>PROPERTY: 51 MARLENE COURT, MAPLE</b> |
|-------------------|--|

File Manager: Lenore Providence, Administrative Coordinator

Adjournment History: None

Address: 51 Marlene Court, Maple

Applicant: Patrizia Donadio

Agent: Napa Design Group Inc. (Lou Parente)

Purpose: Relief from the Zoning By-law is being requested to permit the construction of an addition to the existing dwelling, a new detached garage and cabana.

The subject lands are zoned RE(EN) – Estate Residential Zone (Established Neighbourhood) and subject to the provisions of Exception 14.65 under Zoning By-law 001-2021, as amended.

| # | Zoning By-law 01-2021   | Variance requested   |
|---|---|--|
| 1 | The maximum permitted encroachment for an eaves is 0.50m. into the required interior side yard setback.<br>Sect. 4.13 table 4-1 | To permit an encroachment of 0.91m into the required interior side yard setback. |

The subject lands are zoned RR – Rural Residential and subject to the provisions of Exception 9(138) under Zoning By-law 1-88, as amended.

|   | Zoning By-law 1-88  | Variance requested  |
|---|---|---|
| 2 | The maximum permitted lot coverage is 10% of the lot area. Schedule A   | To permit a lot coverage of 11.29% of the lot area (Dwelling 5.18%, Covered Porches 0.01%, Addition 6.10%). |
| 3 | The maximum permitted encroachment for an eaves is 0.50m. into the required interior side yard setback. Sect. 3.14 a) | To permit an encroachment of 0.91m into the required interior side yard setback.                            |

| Public Correspondence   |      |         |                               |         |
|---|------|---------|-------------------------------|---------|
| *Public correspondence received and considered by the Committee |      |         |                               |         |
| Correspondence Type   | Name | Address | Date Received<br>(mm/dd/yyyy) | Summary |
| None  |      |         |                               |         |

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

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

**Applicant Representation at Hearing:**  
Lou Parente

**Persons Before the Committee:**  
The following persons appeared before the Committee of Adjustment in connection with Minor Variance Application A134/22:

| Name                | Position/Title      | Address (Public) | Nature of Submission  |
|---------------------|---------------------|------------------|---|
| Christine Vigneault | Secretary Treasurer |                  | Secretary Treasurer reviewed the proposal, confirmed public written submissions/deputations and recommended conditions of approval. |

| Name        | Position/Title           | Address (Public) | Nature of Submission   |
|-------------|--------------------------|------------------|------------------------|
| Lou Parente | Applicant Representation |                  | Summary of Application |

The following points of clarification were requested by the Committee:

| Committee Member: | Addressed to: | Point of Clarification: |
|-------------------|---------------|-------------------------|
| None              |               |                         |

Moved By: Member A. Antinucci  
Seconded By: Vice Chair S. Kerwin

That in the matter of an application under Section 45(1) of the Planning Act, R.S.O. 1990, c.P13, as amended:  
THAT Application No. A134/22 for 51 Marlene Court, Maple be **APPROVED**, in accordance with the drawings and plans submitted with the application and subject to the following conditions:

| #   | DEPARTMENT / AGENCY   | CONDITION(S) DESCRIPTION   |
|---|---|--|
| All conditions of approval, unless otherwise stated, are considered to be incorporated into the approval “if required”. If a condition is no longer required after an approval is final and binding, the condition may be waived by the respective department or agency requesting conditional approval. A condition cannot be waived without written consent from the respective department or agency.<br>It is the responsibility of the owner/applicant and/or authorized agent to obtain and provide a clearance letter from respective department and/or agency (see condition chart below for contact). This letter must be provided to the Secretary-Treasurer to be finalized. All conditions must be cleared prior to the issuance of a Building Permit. |   |  |
| 1   | Development Engineering<br><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:DEPermits@vaughan.ca">DEPermits@vaughan.ca</a> or visit the grading permit link provided above to learn how to apply for lot grading and/or servicing approval. |
| 2   | Parks, Forestry and Horticulture Operations<br><a href="mailto:zachary.quizzetti@vaughan.ca">zachary.quizzetti@vaughan.ca</a> | Applicant to apply to Forestry for a Private tree Permit.  |

**For the following Reasons:**  
This application is approved, as it is the opinion of the Committee that, with the above noted conditions of approval, this application meets all four tests under Section 45(1) of the Planning Act.  
  
Any and all written submissions relating to this application that were made to the Committee of Adjustment before its decision and any and all oral submissions related to this application that were made at a public hearing, held under the Planning Act, have been, on balance, taken into consideration by the Committee of Adjustment as part of its deliberations and final decision on this matter.

Motion Carried

Members Opposed: None  
Members Absent from Hearing: None

|                   |   |
|-------------------|---|
| <b>ITEM: 6.23</b> | <b>FILE NO.: A136/22</b><br><b>PROPERTY: 42 STILTON AVENUE, KLEINBURG</b> |
|-------------------|---|

File Manager: Lenore Providence, Administrative Coordinator

Adjournment History: None

Address: 42 Stilton Avenue, Kleinburg

Applicant: Sarabjit Sekhon Kaur

Agent: Krishna Shah

Purpose: Relief from the Zoning By-law is being requested to permit a proposed secondary suite.

**The subject lands are zoned R4 and subject to the provisions of Exception 14.094 under Zoning By-law 001-2021, as amended.**

| # | Zoning By-law 01-2021   | Variance requested   |
|---|---|--|
| 1 | Hard landscape is permitted to encroach into a minimum required yard up to 0.6 metres from the interior side lot line.<br>[Table 4-1, By-law 001-2021 as amended]   | To permit hard landscape to encroach into a minimum required yard up to 0.0 metres from the interior side lot line.      |
| 2 | The entrance to a secondary suite shall be accessible from the street by an unobstructed hard landscaped surface walkway measuring a minimum of 1.2 metres in width, or from a driveway.<br>[Section 4.1.8, By-law 001-2021 as amended] | To permit a 0.3 metre window well encroachment into the required 1.2 metre unobstructed hard landscaped surface walkway. |

**The subject lands are zoned RD4 and subject to the provisions of Exception 9(1376) under Zoning By-law 1-88a.a., as amended.**

| # | Zoning By-law 1-88  | Variance requested   |
|---|---|--|
| 3 | The entrance to a secondary suite shall be accessible from the street by an unobstructed hard landscaped surface walkway measuring a minimum of 1.2 metres in width, or from a driveway.<br>[Section 4.1.8, By-law 1-88a.a.)] | To permit a 0.3 metre window well encroachment into the required 1.2 metre unobstructed hard landscaped surface walkway. |

| Public Correspondence   |      |         |                               |         |
|---|------|---------|-------------------------------|---------|
| *Public correspondence received and considered by the Committee |      |         |                               |         |
| Correspondence Type   | Name | Address | Date Received<br>(mm/dd/yyyy) | Summary |
| None  |      |         |                               |         |

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

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

**Applicant Representation at Hearing:**  
Krishna Shah

**Persons Before the Committee:**  
The following persons appeared before the Committee of Adjustment in connection with Minor Variance Application A136/22:



| Name                | Position/Title           | Address (Public)  | Nature of Submission  |
|---------------------|--------------------------|-------------------|---|
| Christine Vigneault | Secretary Treasurer      |                   | Secretary Treasurer reviewed the proposal, confirmed public written submissions/deputations and recommended conditions of approval.                                       |
| Krishna Shah        | Applicant Representation |                   | Summary of Application<br>Addressed public comments.  |
| Matthew Viola       | Public                   | 46 Stilton Avenue | Comment Summary: <ul style="list-style-type: none"><li>▪ Questioned permeable pavers and hard landscaping in the side yard</li><li>▪ Requested fence be erected</li></ul> |
| Gurteh Sandhu       | Public                   | 78 Ryerson Drive  | Registered to speak at the hearing but not speak when called by the Chair.  |
| Jasdeep Sekhan      | Public                   | 42 Stilton Avenue | Applicant registered to speak at the hearing but not speak when called by the Chair.  |

The following points of clarification were requested by the Committee:

| Committee Member: | Addressed to: | Point of Clarification: |
|-------------------|---------------|-------------------------|
| None              |               |                         |

Moved By: Vice Chair S. Kerwin  
Seconded By: Member H. Zheng

That in the matter of an application under Section 45(1) of the Planning Act, R.S.O. 1990, c.P13, as amended:

THAT Application No. A136/22 for 42 Stilton Avenue, Kleinburg be **APPROVED**, in accordance with the drawings and plans submitted with the application and subject to the following conditions:

| SUMMARY OF RECOMMENDED CONDITIONS OF APPROVAL   |   |  |
|---|---|--|
| All conditions of approval, unless otherwise stated, are considered to be incorporated into the approval “if required”. If a condition is no longer required after an approval is final and binding, the condition may be waived by the respective department or agency requesting conditional approval. A condition cannot be waived without written consent from the respective department or agency. |   |  |
| #   | DEPARTMENT / AGENCY   | CONDITION(S) DESCRIPTION   |
| 1   | Development Engineering<br><a href="mailto:farzana.khan@vaughan.ca">farzana.khan@vaughan.ca</a> | <ol style="list-style-type: none"><li>1. 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.</li><li>2. The Owner shall provide a written Letter of Undertaking (template can be requested from DE) to the satisfaction of Development Engineering to install permeable pavers in order to facilitate drainage as per design drawing prepared by Excel Engineering Inc. provided on May 25, 2022.</li></ol> |

**For the following Reasons:**

This application is approved, as it is the opinion of the Committee that, with the above noted conditions of approval, this application meets all four tests under Section 45(1) of the Planning Act.

Any and all written submissions relating to this application that were made to the Committee of Adjustment before its decision and any and all oral submissions related to this application that were made at a public hearing, held under the Planning Act, have been, on balance, taken into consideration by the Committee of Adjustment as part of its deliberations and final decision on this matter.

**Motion Carried**

Members Opposed: None  
Members Absent from Hearing: None

|                   |  |
|-------------------|--|
| <b>ITEM: 6.24</b> | <b>FILE NO.: A137/22</b><br><b>PROPERTY: 34 SILKER STREET, MAPLE</b> |
|-------------------|--|

File Manager: Adriana MacPherson, Administrative Coordinator

Adjournment History: None

Address: 34 Silker Street, Maple

Applicant: Kamil Bagirov (Kamil Bagirov Abramov Yaffa)

Agent: Paul Hung

Purpose: Relief from the Zoning By-law is being requested to permit the installation of a proposed pool.

The subject lands are zoned RE(EN) – Estate Residential Zone (Established Neighbourhood) and subject to the provisions of Exception 14.65 under Zoning By-law 001-2021, as amended.

| # | Zoning By-law 01-2021   | Variance requested   |
|---|---|--|
| 1 | The maximum permitted encroachment for an eaves is 0.50m. into the required interior side yard setback.<br>Sect. 4.13 table 4-1 | To permit an encroachment of 0.91m into the required interior side yard setback. |

The subject lands are zoned RR – Rural Residential and subject to the provisions of Exception 9(138) under Zoning By-law 1-88, as amended.

|   | Zoning By-law 1-88   | Variance requested  |
|---|--|---|
| 2 | The maximum permitted lot coverage is 10% of the lot area.<br>Schedule A   | To permit a lot coverage of 11.29% of the lot area (Dwelling 5.18%, Covered Porches 0.01%, Addition 6.10%). |
| 3 | The maximum permitted encroachment for an eaves is 0.50m. into the required interior side yard setback.<br>Sect. 3.14 a) | To permit an encroachment of 0.91m into the required interior side yard setback.                            |

| Public Correspondence   |              |                     |                               |  |
|---|--------------|---------------------|-------------------------------|--|
| *Public correspondence received and considered by the Committee |              |                     |                               |  |
| Correspondence Type   | Name         | Address             | Date Received<br>(mm/dd/yyyy) | Summary                                  |
| Public  | Julian Peter | 89 Oberfrick Avenue | 06/15/2022                    | Expressed concerns with damage to fence. |

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

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

Applicant Representation at Hearing:  
Paul Hung

Persons Before the Committee:  
The following persons appeared before the Committee of Adjustment in connection with Minor Variance Application A137/22:

| Name                | Position/Title      | Address (Public) | Nature of Submission  |
|---------------------|---------------------|------------------|---|
| Christine Vigneault | Secretary Treasurer |                  | Secretary Treasurer reviewed the proposal, confirmed public written |

| Name         | Position/Title           | Address (Public)    | Nature of Submission   |
|--------------|--------------------------|---------------------|--|
|              |                          |                     | submissions/deputations and recommended conditions of approval.  |
| Paul Hung    | Applicant Representation |                     | Summary of Application<br>Addressed public comments.   |
| Julian Peter | Public                   | 89 Oberfrick Avenue | Registered in person at the hearing to speak on the application but was not present in chambers when the application was called. |

The following points of clarification were requested by the Committee:

| Committee Member: | Addressed to: | Point of Clarification: |
|-------------------|---------------|-------------------------|
| None              |               |                         |

Moved By: Member H. Zheng  
Seconded By: Member A. Antinucci

That in the matter of an application under Section 45(1) of the Planning Act, R.S.O. 1990, c.P13, as amended:

THAT Application No. A137/22 for 34 Silker Street, Maple be **APPROVED**, in accordance with the drawings and plans submitted with the application and subject to the following conditions:

| #   | DEPARTMENT / AGENCY   | CONDITION(S) DESCRIPTION   |
|---|---|--|
| All conditions of approval, unless otherwise stated, are considered to be incorporated into the approval “if required”. If a condition is no longer required after an approval is final and binding, the condition may be waived by the respective department or agency requesting conditional approval. A condition cannot be waived without written consent from the respective department or agency.<br>It is the responsibility of the owner/applicant and/or authorized agent to obtain and provide a clearance letter from respective department and/or agency (see condition chart below for contact). This letter must be provided to the Secretary-Treasurer to be finalized. All conditions must be cleared prior to the issuance of a Building Permit. |   |  |
| 1   | Development Engineering<br><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:DEPermits@vaughan.ca">DEPermits@vaughan.ca</a> or visit the grading permit link provided above to learn how to apply for lot grading and/or servicing approval. |
| 2   | Parks, Forestry and Horticulture Operations<br><a href="mailto:zachary.quizzetti@vaughan.ca">zachary.quizzetti@vaughan.ca</a> | Applicant to apply to Forestry for a Private tree Permit.  |

**For the following Reasons:**  
This application is approved, as it is the opinion of the Committee that, with the above noted conditions of approval, this application meets all four tests under Section 45(1) of the Planning Act.  
  
Any and all written submissions relating to this application that were made to the Committee of Adjustment before its decision and any and all oral submissions related to this application that were made at a public hearing, held under the Planning Act, have been, on balance, taken into consideration by the Committee of Adjustment as part of its deliberations and final decision on this matter.

Motion Carried

Members Opposed: None  
Members Absent from Hearing: None

|                   |  |
|-------------------|--|
| <b>ITEM: 6.26</b> | <b>FILE NO.: A146/22</b><br><b>PROPERTY: 240 MILANI BLVD, WOODBRIDGE</b> |
|-------------------|--|

File Manager: Adriana MacPherson, Administrative Coordinator

Adjournment History: None

Address: 240 Milani Blvd, Woodbridge

Applicant: Merlon River Estates Inc. & MRJ Properties Inc.

Agent: Steven De Santis

Purpose: Relief from the Zoning By-law is being requested to permit a proposed industrial warehouse.

**The subject lands are zoned GC - General Commercial Zone and subject to the provisions of Exception 14.988 under Zoning By-law 001-2021, as amended.**

| # | Zoning By-law 01-2021   | Variance requested  |
|---|---|---|
| 1 | A Manufacturing or Processing Facility and a Warehouse and Distribution Facility are not permitted in the GC - General Commercial Zone [Table 9-2]. | To permit a Manufacturing or Processing Facility and a Warehouse and Distribution Facility. |
| 2 | A minimum of 196 parking spaces are required [Section 14.988.3]   | To permit a minimum of 86 parking spaces.   |
| 3 | A maximum building height of 11.0 metres is required [Table 9-3].   | To permit a maximum building height of 11.24 metres.  |
| 4 | A minimum 10% landscape area is required [Table 9-3].   | To permit a minimum of 8.42% landscape area.  |

**The subject lands are zoned EM3 – Retail Warehouse Employment Zone and subject to the provisions of Exception 9(1356) under Zoning By-law 1-88, as amended.**

|   | Zoning By-law 1-88   | Variance requested                        |
|---|--|---|
| 1 | A minimum of 196 parking spaces are required [Exception 9(1356) bi)] | To permit a minimum of 86 parking spaces. |

| Public Correspondence   |      |         |                            |         |
|---|------|---------|----------------------------|---------|
| *Public correspondence received and considered by the Committee |      |         |                            |         |
| Correspondence Type   | Name | Address | Date Received (mm/dd/yyyy) | Summary |
| None  |      |         |                            |         |

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

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

**Applicant Representation at Hearing:**  
Steven De Santis

**Persons Before the Committee:**  
The following persons appeared before the Committee of Adjustment in connection with Minor Variance Application A146/22:

| Name                | Position/Title      | Address (Public) | Nature of Submission  |
|---------------------|---------------------|------------------|---|
| Christine Vigneault | Secretary Treasurer |                  | Secretary Treasurer reviewed the proposal, confirmed public written submissions/deputations and recommended conditions of approval. |

| Name             | Position/Title           | Address (Public) | Nature of Submission   |
|------------------|--------------------------|------------------|------------------------|
| Steven De Santis | Applicant Representation |                  | Summary of Application |

The following points of clarification were requested by the Committee:

| Committee Member: | Addressed to: | Point of Clarification: |
|-------------------|---------------|-------------------------|
| None              |               |                         |

Moved By: Member A. Antinucci  
Seconded By: Vice Chair S. Kerwin

That in the matter of an application under Section 45(1) of the Planning Act, R.S.O. 1990, c.P13, as amended:

THAT Application No. A146/22for 240 Milani Blvd, Woodbridge be **APPROVED**, in accordance with the drawings and plans submitted with the application.

**For the following Reasons:**

This application is approved, as it is the opinion of the Committee that, with the above noted conditions of approval, this application meets all four tests under Section 45(1) of the Planning Act.

Any and all written submissions relating to this application that were made to the Committee of Adjustment before its decision and any and all oral submissions related to this application that were made at a public hearing, held under the Planning Act, have been, on balance, taken into consideration by the Committee of Adjustment as part of its deliberations and final decision on this matter.

**Motion Carried**

Members Opposed: None  
Members Absent from Hearing: None

|                   |   |
|-------------------|---|
| <b>ITEM: 6.27</b> | <b>FILE NO.: A148/22</b><br><b>PROPERTY: 71 BOONE CRESCENT, KLEINBURG</b> |
|-------------------|---|

File Manager: Lenore Providence, Administrative Coordinator

Adjournment History: (either None or insert dates of previous hearings)

Address: 71 Boone Crescent, Kleinburg

Applicant: Shah Mitesh & Jignaben Mitesh Shah

Agent: Krishna Shah

Purpose: Relief from the Zoning By-law is being requested to permit a proposed secondary suite.

The subject lands are zoned R3 Residential and subject to the provisions of Exception 14.1006 under Zoning By-law 001-2021, as amended.

| # | Zoning By-law 01-2021   | Variance requested  |
|---|---|---|
| 1 | Hard landscaping is permitted to encroach into a minimum required yard up to 0.6 metres from the interior side lot line Table 4-1 | To permit hard landscaping to encroach into the minimum required interior side yard up to 0.0 metres. |

The subject lands are zoned RD3 Residential Detached Zone Three and subject to the provisions of Exception 9(1376) under Zoning By-law 1-88, as amended.

| Zoning By-law 1-88 | Variance requested |
|--------------------|--------------------|
| None               |                    |

| Public Correspondence   |      |         |                            |         |
|---|------|---------|----------------------------|---------|
| *Public correspondence received and considered by the Committee |      |         |                            |         |
| Correspondence Type   | Name | Address | Date Received (mm/dd/yyyy) | Summary |
| None  |      |         |                            |         |

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

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

**Applicant Representation at Hearing:**  
Krishna Shah

**Persons Before the Committee:**  
The following persons appeared before the Committee of Adjustment in connection with Minor Variance Application A148/22:

| Name                | Position/Title           | Address (Public) | Nature of Submission  |
|---------------------|--------------------------|------------------|---|
| Christine Vigneault | Secretary Treasurer      |                  | Secretary Treasurer reviewed the proposal, confirmed public written submissions/deputations and recommended conditions of approval. |
| Krishna Shah        | Applicant Representation |                  | Summary of Application  |

The following points of clarification were requested by the Committee:

| Committee Member: | Addressed to: | Point of Clarification: |
|-------------------|---------------|-------------------------|
| None              |               |                         |

Moved By: Member A. Antinucci  
Seconded By: Vice Chair S. Kerwin

That in the matter of an application under Section 45(1) of the Planning Act, R.S.O. 1990, c.P13, as amended:

THAT Application No. A148/22for 71 Boone Crescent, Kleinburg be **APPROVED**, in accordance with the drawings and plans submitted with the application and subject to the following conditions:

| #   | DEPARTMENT / AGENCY   | CONDITION(S) DESCRIPTION   |
|---|---|--|
| All conditions of approval, unless otherwise stated, are considered to be incorporated into the approval “if required”. If a condition is no longer required after an approval is final and binding, the condition may be waived by the respective department or agency requesting conditional approval. A condition cannot be waived without written consent from the respective department or agency. |   |  |
| It is the responsibility of the owner/applicant and/or authorized agent to obtain and provide a clearance letter from respective department and/or agency ( <b>see condition chart below for contact</b> ). This letter must be provided to the Secretary-Treasurer to be finalized. All conditions must be cleared prior to the issuance of a Building Permit.   |   |  |
| 1   | Development Engineering<br><a href="mailto:farzana.khan@vaughan.ca">farzana.khan@vaughan.ca</a> | The Owner shall provide a written Letter of Undertaking (template can be requested from DE) to the satisfaction of Development Engineering to install permeable pavers in the side yard in order to facilitate drainage as per design drawing prepared by Excel Engineering Inc. provided on May 27, 2022. |

**For the following Reasons:**

This application is approved, as it is the opinion of the Committee that, with the above noted conditions of approval, this application meets all four tests under Section 45(1) of the Planning Act.

Any and all written submissions relating to this application that were made to the Committee of Adjustment before its decision and any and all oral submissions related to this application that were made at a public hearing, held under the Planning Act, have been, on balance, taken into consideration by the Committee of Adjustment as part of its deliberations and final decision on this matter.

**Motion Carried**

Members Opposed: None  
Members Absent from Hearing: None



|                   |   |
|-------------------|---|
| <b>ITEM: 6.28</b> | <b>FILE NO.: A150/22</b><br><b>PROPERTY: 140 CASTLEHILL ROAD, MAPLE</b> |
|-------------------|---|

File Manager: Adriana MacPherson, Administrative Coordinator

Adjournment History: None

Address: 140 Castlehill Road, Maple

Applicant: Reddy Prabhakar Jettigundla Nanga Lakshmi Padmaja

Agent: Nadia Khalil

Purpose: Relief from the Zoning By-law is being requested to permit a proposed secondary suite.

**The subject lands are zoned R3(EN) – Estate Residential Zone (Established Neighbourhood) and subject to the provisions of Exception 14.339 under Zoning By-law 001-2021, as amended.**

| # | Zoning By-law 01-2021  | Variance requested  |
|---|--|---|
| 1 | A Secondary Suite shall not exceed forty-five percent (45%) of the total gross floor area of the Single Family Detached Dwelling. Sect. 5.20 7 | To permit a gross floor area of 59% of the total gross floor area of the Single Family Detached Dwelling. |
| 2 | Hard landscaping is permitted up to a minimum of 0.60m from the interior side lot line. Sect. 4.13 Table 4-1                                   | To permit hard landscaping to a minimum of 0.0m from the interior side lot line.                          |

**The subject lands are zoned R3 – Third Density Residential and subject to the provisions of Exception 9(566) under Zoning By-law 1-88, as amended.**

|   | Zoning By-law 1-88   | Variance requested   |
|---|--|--|
| 3 | A Secondary Suite shall not exceed forty-five percent (45%) of the total gross floor area of the Single Family Detached Dwelling Sect. 4.1.8.v | To permit a gross floor area of 59% of the total gross floor area of the Single Family Detached Dwelling |

| Public Correspondence   |      |         |                            |         |
|---|------|---------|----------------------------|---------|
| *Public correspondence received and considered by the Committee |      |         |                            |         |
| Correspondence Type   | Name | Address | Date Received (mm/dd/yyyy) | Summary |
| None  |      |         |                            |         |

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

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

**Applicant Representation at Hearing:**  
Nadia Khalil

**Persons Before the Committee:**  
The following persons appeared before the Committee of Adjustment in connection with Minor Variance Application A150/22:

| Name                | Position/Title           | Address (Public) | Nature of Submission  |
|---------------------|--------------------------|------------------|---|
| Christine Vigneault | Secretary Treasurer      |                  | Secretary Treasurer reviewed the proposal, confirmed public written submissions/deputations and recommended conditions of approval. |
| Nadia Khalil        | Applicant Representation |                  | Summary of Application  |

The following points of clarification were requested by the Committee:

| Committee Member: | Addressed to: | Point of Clarification: |
|-------------------|---------------|-------------------------|
| None              |               |                         |

Moved By: Member A. Antinucci  
Seconded By: Vice Chair S. Kerwin

That in the matter of an application under Section 45(1) of the Planning Act, R.S.O. 1990, c.P13, as amended:

THAT Application No. A150/22 for 140 Castlehill Road, Maple be **APPROVED**, in accordance with the drawings and plans submitted with the application.

**For the following Reasons:**

This application is approved, as it is the opinion of the Committee that, with the above noted conditions of approval, this application meets all four tests under Section 45(1) of the Planning Act.

Any and all written submissions relating to this application that were made to the Committee of Adjustment before its decision and any and all oral submissions related to this application that were made at a public hearing, held under the Planning Act, have been, on balance, taken into consideration by the Committee of Adjustment as part of its deliberations and final decision on this matter.

**Motion Carried**

Members Opposed: None  
Members Absent from Hearing: None

**Other Business**

None

**Motion to Adjourn**

Moved By: Member H. Zheng

Seconded By: Vice Chair S. Kerwin

THAT the meeting of Committee of Adjustment be adjourned at 8:15 p.m., and the next regular meeting will be held on June 20, 2022.

**Motion Carried**

**June 16, 2022 Meeting Minutes were approved at the July 7, 2022 Committee of Adjustment Hearing.**

**Chair:**

**Secretary Treasurer:**