

	Committee of Adjustment Minutes Hearing Date: June 20, 2022 Time: 6:00 p.m. *To obtain the audio/video recording of the minutes please email cofa@vaughan.ca . In the event of technical difficulties an audio/video recording may not be available.
DRAFT	
Committee Member & Staff Attendance	
Committee Members:	Assunta (Sue) Perrella (Chair) Stephen Kerwin (Vice-Chair) Adolfo Antinucci Robert Buckler Hao (Charlie) Zheng
Secretary Treasurer: Administrative Coordinator in Attendance: Zoning Staff in Attendance:: Planning Staff in Attendance::	Christine Vigneault Lenore Providence Pia Basilone Joshua Cipolletta
Members / Staff Absent:	None

Disclosure of Pecuniary Interest

Member	Nature of Interest
N/A	N/A

Motion Carried.

Adoption of Minutes

The June 16, 2022 and June 20, 2022 Committee of Adjustment minutes will be approved at the July 7, 2022 hearing.

Adjournments / Deferrals:

Item Number	Application Number/Address	Adjournment Date	Reason for Adjournment
None			

ITEM: 6.1	FILE NO.: A126/22 PROPERTY: 8099 WESTON ROAD, UNIT 8, WOODBRIDGE
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File Manager: Lenore Providence, Administrative Coordinator

Adjournment History: June 16, 2022, to accommodate statutory public notice.

Address: 8099 Weston Road, Unit 8, Woodbridge

Applicant : G.F.A. Holding Ltd.

Agents: Frankina Kobiar / Wissam El Saifi

Purpose: Relief from Zoning By-law is being requested to permit a personal service shop (Hair Dresser) within Unit #8.

The subject lands are zone – EMU, Employment Commercial Mixed Use Zone and subject to the provisions of Exception 14.902 under Zoning By-law 001-2021.

#	Zoning By-law 01-2021	Variance requested
1	The maximum permitted gross floor area of all uses subject to Note 2 of Table 8-2 shall be limited to a maximum of 30% of the gross floor area of all uses on the lot.	To permit a maximum of 100% of the gross floor area of all uses subject to Note 2 of Table 8-2 on the lot.

The subject lands are zoned C7, Service Commercial and subject to the provisions of Exception 9(1260) under Zoning By-law 1-88, as amended.

	Zoning By-law 1-88	Variance requested
2	None	

Public Correspondence				
*Public correspondence received and considered by the Committee				
Correspondence Type	Name	Address	Date Received (mm/dd/yyyy)	Summary
Public	Pawel Dabrowski	8099 Weston Road, Unit 12, Woodbridge	06/14/2022	Letter in Objection

Late Public Correspondence				
* Public Correspondence received after the correspondence deadline (Deadline: Noon on the last business day prior to the scheduled hearing)				
Correspondence Type	Name	Address	Date Received (mm/dd/yyyy)	Summary
Public	Pawel Dabrowski	8099 Weston Road, Unit 12, Woodbridge	06/17/2022	Letter in Objection
Public	Toni Varone	YRSCC #1068	06/20/2022	Letter in Support

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

Applicant Representation at Hearing:
Frankina Kobiar

Persons Before the Committee:
The following persons appeared before the Committee of Adjustment in connection with Minor Variance Application A126/22:

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.
Frankina Kobiar	Applicant Representation		Summary of Application Addressed public comments

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

Moved By: Vice Chair S. Kerwin

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. A126/22 for 8099 Weston Road, Unit #8, Woodbridge be **APPROVED**, in accordance with the drawings and plans submitted with the application and subject to the following conditions: None.

For the following Reasons:

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

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

Motion Carried

Members Opposed: None

Members Absent from Hearing: None

ITEM: 6.2	FILE NO.: A142/22 PROPERTY: 9591 WESTON ROAD, UNIT #5, WOODBRIDGE
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File Manager: Lenore Providence, Administrative Coordinator

Adjournment History: June 16, 2022, to accommodate statutory public notice.

Address: 9591 Weston Road, Unit #5, Woodbridge

Applicant: Roybridge Holdings Ltd

Agent: George Barry-Kays / Loveta Kays

Purpose: Relief from the Zoning By-law is being requested to permit a proposed eating establishment (Bubble Tea Cafe) within Unit #5.

The subject lands are zoned NC – Neighbourhood Commercial Zone and subject to the provisions of Exception 14.690 under Zoning By-law 001-2021, as amended.

#	Zoning By-law 01-2021	Variance requested
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The subject lands are zoned C3 – Local Commercial Zone and subject to the provisions of Exception 9(1019) under Zoning By-law 1-88, as amended.

Zoning By-law 1-88		Variance requested
2	The following additional uses shall be permitted within Building ‘C’ as identified on Schedule “E-1114E”: - One Eating Establishment; or - One Eating Establishment, Convenience; or - One Eating Establishment, Take-Out - Patios shall not be permitted as accessory to any Eating Establishment uses. [Exception 9 (1019) ki) a. xv]	To permit a third eating establishment within Building C unit#5.

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:
Loveta Kays

Persons Before the Committee:
The following persons appeared before the Committee of Adjustment in connection with Minor Variance Application A142/22:

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.
Loveta Kays	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 type of restaurant.
Chair A. Perrella	Applicant Representation	Requested clarification on the types of food being sold.

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. A142/22 for 9591 Weston Road, Unit #5, 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 “ 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 (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 farzana.khan@vaughan.ca	The Owner/applicant shall provide 3 short-term bicycle parking spaces near the building’s main entrance. They can be in form of outdoor bike racks.

For the following Reasons:

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

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

Motion Carried

Members Opposed: None
Members Absent from Hearing: None

ITEM: 6.3	FILE NO.: A133/22 PROPERTY: 42 ROLLING GREEN COURT, KLEINBURG
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File Manager: Lenore Providence, Administrative Coordinator

Adjournment History: June 16, 2022, to address staff comments.

Address: 42 Rolling Green Court, Kleinburg

Applicant: Jasdip Singh and Dhindsa Amandeep Dhindsa

Agent: None.

Purpose: Relief from the Zoning By-law is being requested to permit increased maximum driveway / curb width.

The subject lands are zoned R1– First density Residential 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	A maximum driveway width of 8.65m is permitted. [Section 6.7.3, Table 6-11 & 4.19.1]	To permit a maximum driveway width of 9.0m
2	A minimum front yard landscaping of 50% is required. [Section 14.19.1.b)]	To permit a front yard landscape of 45.06%.

The subject lands are zoned RD1– Residential Detached Zone One and subject to the provisions of Exception 9(1316) under Zoning By-law 1-88, as amended.

	Zoning By-law 1-88	Variance requested
3	A maximum driveway width of 8.65m is permitted. [Section 4.1.4. f) V)]	To permit a maximum driveway width of 9.0m.
4	A minimum front yard landscaping of 50% is required. [Section 4.1.4. f) V)]	To permit a front yard landscape of 45.06%.
5	The maximum width of a driveway at the street curb and a curb cut shall be six (6) metres. [Section 4.1.4. f) i)]	To permit the width of driveway at the street curb and the curb cut of 9.0m.
6	The portion of the driveway between the street line and the street curb shall not exceed six (6) metres in width. [Section 4.1.4. f) iii)]	To permit the width of the driveway between the street line and street curb of 9.0 m.

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

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

Staff & Agency Correspondence (Addendum)	
* Processed as an addendum to the Staff Report	
Department: Building Standards Department Nature of Correspondence: Comments Date Received: June 20, 2022	
Department: Development Planning Department Nature of Correspondence: Comments Date Received: June 20, 2022	

Applicant Representation at Hearing:
Jasdeep Dhindsa

Persons Before the Committee:

The following persons appeared before the Committee of Adjustment in connection with Minor Variance Application A133/22:

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.
Jasdip Singh	Applicant Representation		Summary of Application

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

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

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. A133/22for 42 Rolling Green Ct. 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 (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 farzana.khan@vaughan.ca	Staff have confirmed that the property is located within an unassumed subdivision. The Owner/applicant shall provide satisfactory notification to the developer/builder and approval (Letter or email) of the minor variance and proposed work to the property in question and provide a copy of the notification and approval to the City's Development Engineering Department.

For the following Reasons:

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 6:11 p.m., and the next regular meeting will be held on July 7, 2022.

Motion Carried

June 20, 2022 Meeting Minutes to be approved at the July 7, 2022 Committee of Adjustment Hearing.

Chair:

Secretary Treasurer: